

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
MAY 22 10 20 AM 1950
GREENVILLE, S. C.

To All Whom These Presents May Concern:

I, Talmadge Cox,

SEND GREETING:

WHEREAS, I the said Talmadge Cox

in and by my certain promissory note in writing of even date with these Presents, our well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Three thousand and no/100 - - - - - (\$ 3,000.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty-eight and no/100 - - - - - (\$ 48.00) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association; or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Talmadge Cox, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile southwest from Greer, S. C., lying on the eastern side of Jones Avenue, being shown and designated as part of lots 1 and 2 as shown on Plat of property of V. E. Cox, said plat made by H. S. Brockman, March 22, 1950, and being a part of the same property that was conveyed to V. E. Cox by Deed recorded in the Office of the R.M.C. for Greenville County in Deed Book 221, page 218, and having the following courses and distances, to wit:

BEGINNING on a nail and stopper in the center of the said Jones Avenue, joint corner of Lots 2 and 3 as shown on said plat, and runs thence with the new or changed line between the two lots, S. 43-50 E. 142.3 feet to an iron pin on the line of Lot No. 4; thence with the line of Lot No. 4, N. 33-00 E. 65 feet to an iron pin on the said line; thence another new line, N. 43-50 W. 142.3 feet to a point in the said Jones Avenue, joint corner of Lots 1 and 2; thence with the center of the said Avenue, S. 33-00 W. 65 feet to the beginning corner.