

MORTGAGE OF REAL ESTATE

State of South Carolina }
 COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, **Benson Kemp** - - - - - SEND GREETING:

WHEREAS, I the said **Benson Kemp**
 in and by **my** certain promissory note in writing of even date with these Presents, **am** well
 and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Twenty-five hundred and no/100 - - - - - (\$ **2500.00**) 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 and no/100 - - - - - (\$ **40.00**) 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
Benson Kemp, 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 con-
 structed thereon, situate, lying and being in the State of South Carolina, County of **Greenville, Oneal**
Township and having the following metes and bounds and courses and distances.

BEGINNING on a pin in the community road, running thence N. 1.00E 349 feet
 to a stake, thence S. 85.00 W 318 feet to a stake, thence S. 34.40 E 134 feet to
 a stake, thence S. 1.15 W 233.5 feet to a pin in the above said road. Thence with
 the said road as the line N. 85.15 E 240 feet to the beginning corner, containing
 two acres.

The above described land is joined on the South by Loyd Poole and on the
 West by C. M. Ponder and on the north and east by Malcolm A. Mason. This is a
 portion of the same land conveyed to Malcolm A. Mason by T. M. Crain on the 13th
 day of March 1948 and is recorded in the R.M.C. office of Greenville County in
 Vol. 343 Page 91.

This is the same lot of land conveyed to me by deed by Malcolm A. Mason
 dated October 4, 1952 and recorded in R.M.C. office for Greenville County in
 Vol. 464, Page 426.