

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Greer Lumber Company, Inc. - - - - - SEND GREETING:

WHEREAS, we the said Greer Lumber Company, Inc.

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Ten Thousand & no/100 - - - - - (\$ 10,000.00) 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

One Hundred Sixty & no/100 - - - - - (\$ 160.00) 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 we the said Greer Lumber Co., Inc.

, 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 us 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, at Pleasant Grove Church Community near Greer, designated as lot no. 3 on plat of the Moss O. and Zobia Black lands, on the south side of State Highway #14, and having the following courses and distances, to wit:-

BEGINNING at the joint front corner of nos. 2 and 3 lots on said plat, and runs thence as dividing the same, S 82-40 W one hundred thirty (130) feet to rear joint corner of nos. 2-3; 4-5; thence with the line dividing nos. 4 and 3 lots, N 19-23 W 95.8 feet to the (now or formerly) Dillard line; thence with the Dillard line N 80-10 E one hundred fifty-seven (157) feet to the edge of said Highway #14; thence with said Highway, S 4-42 E one hundred (100) feet to the beginning corner; bounded North by Highway #14; East by lot #2; South by lot #4 and West by lands now or formerly of Dillard.

This is the same property conveyed to us by Charles Underwood by deed dated September 30, 1954, to be recorded in R. M. C. Office for Greenville County.