

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

RECORDED
JAN 3 12 06 PM 1961
CLERK OF COURTS

To All Whom These Presents May Concern:

We, Claude W. Baughcome and Elizabeth J. Baughcome SEND GREETING:

WHEREAS, we the said Claude W. Baughcome and Elizabeth J. Baughcome 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 Four Thousand and no/100 - - - - - (\$4,000.00) 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

Sixty-three and 32/100 - - - - - (\$63.32) 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 Claude W. Baughcome and Elizabeth J. Baughcome, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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, lying and being in the City of Greer, and being shown and designated as Lot Number ONE HUNDRED ELEVEN (111) on a plat of a property entitled Burgiss Hill, made by Piedmont Engineering Service, January 21, 1951, and recorded in plat book Y at pages 96 and 97, Greenville County R. M. C. Office and has the following metes and bounds, according to said plat, to wit:

BEGINNING at an iron pin on the Western edge of Hillside Drive at the joint front corner of lots Nos. 97 and 111, and running thence with the said Hillside Drive, N. 58-37 E., 137.6 feet to a curve at the junction of Hillside Drive and Oakdale Ave.; thence with said curve, the cord of which is N. 15-05 E., 36.3 feet; thence with the Southern edge of Oakdale Avenue, N. 28-25 W., 115 feet to an iron pin, corner of Lot No. 110; thence as the dividing line between Lots Nos. 110 and 111, S. 58-40 W., 170 feet to an iron pin, joint rear corner of Lots Nos. 110, 111, 98 and 97; thence as the dividing line between lots Nos. 97 and 111, S. 31-28 E., 140 feet to the point of beginning.

This is the same property conveyed to Thomas Edwin and Aljean Henderson Bennett by Charles H. Wilson and Kathleen D. Wilson by deed recorded in deed book 587 page 460, Greenville County R. M. C. Office.

This is the same property conveyed to us by Thomas Edwin and Aljean Henderson Bennett by deed dated December 22, 1960 to be recorded in R. M. C. Office.

*Paid Sept. 12, 1961
Citizens B. & L. Association
Greer, S.C.
By: J. A. Maddox
Clerk of Courts
Edna A. White*

*RECORDED IN OFFICE OF RECORDER
15th day of Sept 1961
Alfred S. Seward
R. M. C. FOR GREENVILLE COUNTY, S. C.
M2:380000P N. 25 7064*