

MORTGAGE OF REAL ESTATE

BOOK 1345 PAGE 490

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. 2 51 P.M. T. W. W. W. R. M. C.

To All Whom These Presents May Concern:

I, Flora C. Poole

SEND GREETING:

WHEREAS, I the said Flora C. Poole

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 Thirteen Thousand and no/100 - - - (\$ 13,000.00) Dollars, with interest from the date hereof at the rate of eight 3/4 per cent (8-3/4%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Twenty-Nine and 93/100 - - - (\$ 129.93) 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.

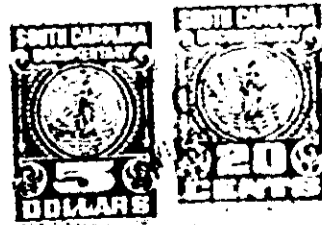
KNOW ALL MEN BY THESE PRESENTS, That I the said Flora C. Poole, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagee, 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, about three miles north of the City of Greer on the north side of the road leading from the Mostella Road to Ansel School House, in Oneal Township, adjoining lands now or formerly owned by B. W. Burnett, Ben Barbare, J. R. Pollard and the said road, having the following courses and distances, to wit:

BEGINNING on an iron pin in the center of the Ansel School Road, B. W. Burnett corner, and runs thence with the line of B. W. Burnett, N. 6-14 E., 283 feet to an iron pin in an old road, Burnett and Barbare corner; thence with the said old road, S. 69-04 W., 297.8 feet to an iron pin on the south side of said old road; thence S. 6-41 W., 120.2 feet to an iron pin in the center of the said Ansel School Road; thence with the said road, S. 78-12 E., 267.5 feet to the beginning corner, containing 1.23 acre, more or less.

LESS HOWEVER, a lot 100 feet in width conveyed from the boundary above described to J. P. Vaughn and Myrtle M. Vaughn, by deed dated Sept. 17, 1963, and recorded in the R. M. C. Office for Greenville County.

This is the same conveyed to James C. Poole and Flora C. Poole by Donald J. Williams by deed dated September 25, 1965, recorded in Deed Book 783, page 267, R. M. C. Office for Greenville County, with the one half interest of James C. Poole being conveyed to Flora C. Poole by deed dated September 20, 1974, and recorded in Deed Book 1007, page 118, Greenville County R. M. C. Office.



4328 RV-2