

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. 3 8 2 02 P.M. 1955 J. M. C.

To All Whom These Presents May Concern:

I, R. M. Cole

SEND GREETING:

WHEREAS, I the said R. M. Cole 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 Two Thousand Five Hundred and No/100 (\$ 2,500.00 ) 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 Forty-four and 76/100

-----(\$ 44.76 ) 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 R. M. Cole 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 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, School District #285, about one-half mile southwest from the City of Greer, on the west side of Golf Street, being shown and designated as lot #1 on the Vernon E. Cox property per plat by H. S. Brockman, Surveyor, June 13-1949, and recorded in Plat Book V at page 176, and thereon shown as having the following courses and distances, to wit:

Beginning on a stake on the west side of Golf Street, joint corner of W. W. Barbare (I.P. on back on Barbare line at five feet), and runs thence with Golf Street, S. 34-30 E. eighty (80) feet to a stake on the west side of said Street corner #2 lot; thence with the line of #2 lot, S. 58-00 W. two hundred one (201) feet to iron pin on the former V. E. Cox line (iron pin also on west bank of an unnamed Street at 4.5 feet); thence with the former V. E. Cox line, N. 34-00 W one hundred twenty-five and five-tenths (125.5) feet to iron pin on said line, joint corner of W. W. Barbare lot; thence with the Barbare line, N. 71-13 E two hundred seven and eight-tenths (207.8) feet to the beginning corner; and being the same conveyed to C. W. McClimon by deed of V. E. Cox by deed recorded in Vol. 484, at page 76.

This is the same conveyed to me by C. W. McClimon by deed dated April 30, 1955 recorded in deed book 525 page 214, Greenville County R. M. C. Office.



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