

MORTGAGE OF REAL ESTATE

JUL 20 4 48 PM 1960

State of South Carolina

COUNTY OF GREENVILLE

OLLIE FOSTER WORTH
R. M. C.

To All Whom These Presents May Concern:

We, Louie Foster & Frances G. Foster

SEND GREETING:

WHEREAS, we the said Louie Foster & Frances G. Foster

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 Two thousand and no/100 - - - - - (\$ 2000.00) 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

Thirty-one and 66/100 - - - - - (\$ 31.66) 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 Louie Foster and Frances G. Foster, 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 mortgagors 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, located about three miles south of the city of Greer, on the West side of the new Pelham Road, containing 4.5 acres, more or less, and being the greater portion of Tract No. 1 as shown on a plat made for the S. R. Smith Estate by H. L. Dunahoo, Surveyor, July 25, 1949, bounded on the North by Charles R. Gosnell and W. D. Smith, on the East by Brooks Hollingsworth and said road, on the South by Joe B. Smith, and on the West by Gordon Smith and Charles R. Gosnell, having the following courses and distances, to-wit:

BEGINNING at an iron pin, corner with Gordon Smith, the southwestern corner of the tract, and runs thence with this line, N. 2-50 W. 453 feet to stone and iron pin; thence S. 89-15 E. 497.7 feet to an iron pipe; thence S. 3-20 W. 464 feet to a stake; thence N. 88-00 W. 459 feet to the beginning, EXCLUDING, however, that lot conveyed formerly by the grantor to Charles R. Gosnell from the northwestern corner of the tract and also subject to easement or right-of-way for roadway leading from the highway to the lot of the said Charles R. Gosnell.

This is the same property deeded to us by Neel H. Gosnell dated July 18, 1960 to be recorded in R. M. C. Office for Greenville County.

Paid Oct. 12, 1961
Citizen's Bldg & Loan Assn.
Greer, S. C.
W. D. Smith

RECORDED AND INDEXED OF RECORD
JUL 21 1960
R. M. C. FOR GREENVILLE COUNTY, S. C.
BOOK 831 PAGE 19