

MORTGAGE OF REAL ESTATE

BOOK 1049 PAGE 392

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Paul B. Giles and Stacy C. Giles

SEND GREETING:

WHEREAS, we the said Paul B. Giles and Stacy C. Giles

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 two hundred and no/100 - - (\$ 2,200.00) 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 four and 83/100 - - - (\$ 34.83) 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 Paul B. Giles and Stacy C. Giles, 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, Grove Township, on the north west side of a surface treated road and according to a plat from a survey by John C. Smith dated July 12th, 1958, checked June 8th, 1959, being more particularly described as follows, to wit:-

BEGINNING at a nail in the center of the said surface treated road, running thence N-41-00-W 150 feet to an iron pin; thence N. 53-00 E. 90 feet to an iron pin, thence S-41-00 E. 150 feet to a nail in the center of the said surface treated road; thence S-53-00 W 90 feet with the center of the road to the beginning corner. This tract is bounded on the south west by lands of B. F. Henderson, on the North west by lands of B. F. Henderson, on the northeast by lands of Mrs. Charles and on the southeast by the remainder of the said treated road. (Plat recorded pat book 00 page 282)

This being the identical property transferred to Barbara Ann King by deed of B. F. Henderson, said deed dated June 9th, 1959, and recorded in the Office of Register of Mesne Conveyance, in Book 627 at page 502.

This is the same property conveyed to us by Barbara Ann King by deed dated January 25th, 1967, to be recorded in the R. M. C. Office for Greenville County.