

The State of South Carolina, } Mortgage of Real Estate
County of Greenville

To All Whom These Presents May Concern:

I, James M. Moffitt

Whereas, I the said James M. Moffitt

in and by my agent Robert W. [unclear] note in writing, of even date with

these presents, I am and truly indebted to Home Building and Loan Association

in the full and just sum of Twenty Five Hundred and no/100's Dollars (\$2500.00)

to be paid at the office of said Association in Easley, S.C., with interest at the

rate of six (6) per cent per annum, to be repaid in installments of Twenty Five and no/100's (\$25.00) Dollars per month and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid. Said monthly payments to be applied first to the payment of interest, computed monthly with interest thereon from

at the rate of six (6) per cent per annum, to be computed and paid

until paid in full, all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose

this mortgage; said note further providing for an attorney's fee of ten per cent

besides all cost and expenses of collection, to be added to the amount due on the said note and to be collectible as a part thereof; if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said James M. Moffitt

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Home Building and Loan Association

of Three Dollars, to the said James M. Moffitt

in hand well and truly paid by the said Home Building and Loan Association

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

Home Building and Loan Association, its successors and assigns, forever;

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near Welcome School, just off the White Horse Road, containing five and twenty nine - one hundredths (5.29) acres, more or less, being part of tract No. 15 of the J. P. Yawn lands (see plat recorded in Plat Book 14, page 49 and described as follows: Beginning at an iron pin corner of Schoolhouse property, and running thence with line of N. H. Townes North 64-30 East 855.5 feet to maple on branch thence with the branch the line south 42 East 175 feet; thence south 62-40 East 117 feet; thence south 61-30 West 811.5 feet to center of New Road; thence with center of road North 58-33 West 359.13 feet to the Beginning corner, and being the same land conveyed to H. Y. Kerns by Walter H. Allen by deed dated December 30, 1939, and recorded in Book of Deeds 217 at Page 326 and being the same tract of lands conveyed to H. W. Kerne and Zonal Kerne by H. Y. Kerns by deed dated February 25, 1941, and recorded in Book of Deeds 288 at page 306, and being the same conveyed to James M. Moffitt by H. W. Kerne and Zonal Kerne by deed dated August 31, 1942, and recorded in Book of Deeds at page [unclear], in the R. M. C. office for Greenville County, South Carolina.

on the subject of balance and then to the payment of principal.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of the said Association this 2nd day of August 1945 in Greenville County, S. C.