

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I. B. S. Elrod, of Greenville County, State of South Carolina

SEND GREETING:

WHEREAS, I, the said B. S. Elrod

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Citizens Lumber Company, a corporation, of Greenville, S. C.

in the full and just sum of Eight Hundred & No/100 (\$800.00) Dollars to be paid: as stated in said note

Handwritten notes: Paid 19/11/44, Nov. 18, Citizens Lumber Co., Rae, J. A.

Stamp: #13138 SATISFIED AND CANCELLED BY RECORD 11th DAY OF NOVEMBER 1944 M.C. OF GREENVILLE COUNTY, S.C. O'Clock

with interest thereon from December 1, 1940 at the rate of six (6%) per cent. per annum, to be computed and paid monthly as stated in said note

until paid in full; all interest not paid when due to bear interest at 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 (10%) per cent. of the amount due thereon,

besides all costs and expenses of collection, to be added to the amount due on 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 the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and its successors and assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Gantt Township, Greenville County, State aforesaid,

near Gantt Station, on the North side of Bruce Road, being shown as Lot No. 10, on plat of property of L. R. Bruce and C. O. Berry made by S. C. Moon and C. S. Hall Company, in February 1939, recorded in the R. M. C. Office for Greenville County in Plat Book J at Pages 52 and 53, and described as follows:

Beginning at a stake on the North side of Bruce Road, 375 feet East from White Horse Road, at corner of Lot No. 9, and running thence with the line of said lot, N. 31-15 W. 174 feet to a stake; thence S. 85-24 E. 50 feet to a stake, corner of Lot No. 11; thence with the line of said lot, S. 31-15 E. 174 feet to a stake on Bruce Road; thence with the Northern side of Bruce Road, N. 85-24 W. 50 feet to the beginning corner; being the same property conveyed to B. S. Elrod by C. O. Berry by deed dated October 11, 1940, recorded herewith.