

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. A. Stewart, Jr. xxxxxxxxxxxxxxxxxxxxxxx SEND GREETING:

WHEREAS, I the said J. A. Stewart, Jr.

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 xxxxxxxxxxxxxxxxxxxxxxx (\$ 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-two xxxxxxxxxxxx xxxxxxxxxxxxxxx (\$ 32.00) 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 J. A. Stewart, Jr., in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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, O'Neal Township, lying just across the road from Gum Springs Pentacostal Church, on the northern side of the Few's Bridge Road, being bounded on the North and West by lands of J. A. Stewart, Sr., on the East by lands of Lena Barton and on the South by the said church lot and other lands of J. A. Stewart, Sr., and being the same lot of land conveyed to me by my father, J. A. Stewart, Sr., having the following courses and distances, to wit:-

BEGINNING on a point in the center of the said Few's Bridge Road, joint corner of the present Gum Springs Church lot and on the line of Mrs. Lena Barton, and runs thence with the said line in a northerly direction 207 feet to a stone, old corner; thence with another line of Mrs. Barton in a northeasterly direction 90 feet to an iron pin on the said line; thence in a westerly direction (a new line) 360 feet to an iron pin on the eastern side of a farm road; thence with the eastern side of the said farm road in a southwest direction 96 feet to an iron pin on the side of the said road; thence in a southerly direction 63 feet to a point in the center of the said Few's Bridge Road; thence in an eastern direction with the center of the said Few's Bridge Road 480 feet to the beginning corner, and containing TWO (2) ACRES, more or less.

Handwritten notes and signatures at the bottom of the page, including "Paid April 27, 1961" and "Allie Sanderson".