

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Clyde S. Cox and Lorene P. Cox SEND GREETING:

WHEREAS, we the said Clyde S. Cox and Lorene P. Cox

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

Twenty-five Hundred (\$ 2500.00) 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

Forty (\$ 40.00) 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 we the said Clyde S. Cox and Lorene P. Cox, 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 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, lying in the new City limits of Greer and on the East side of the New Pelham Road, having the following courses and distances, to wit:-

BEGINNING on an iron pin on the eastern margin of New Pelham Road, corner with Ligon Kimbrell lot, formerly Fred Harley, and runs thence N 77-30 E 86.4 feet to an iron pin; thence N 74 E 63.1 feet to an iron pin on Homer Loftis' line; thence with the Loftis line S 7-00 E 91 feet to an iron pin, joint corner with Herd's lot; thence with the Herd line in a westerly direction 165 feet to an iron pin on the eastern margin of New Pelham Road; thence with the edge of said road in a northerly direction 100 feet to the beginning corner. This is the same lot conveyed to B. C. Crawford and Ruby B. Crawford by Edgar T. Satterfield by DEED recorded in R.M.C. Office for Greenville County in Book 281, page 382, less a small lot conveyed therefrom by the Crawfords to Fred Harley as shown by deed recorded in Book 361, page 243, and being the same lot of land conveyed to us by B. C. Crawford and Ruby B. Crawford by deed dated April 20, 1950.

Handwritten notes and signatures at the bottom of the page, including "Paid Oct 16, 1950" and various illegible signatures.