

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, V. W. Crowder and Ethel M. Crowder

SEND GREETING:

WHEREAS, we the said V. W. Crowder and Ethel M. Crowder

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

Fifty-six Hundred (\$5600.00) 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 October 10th, 1950

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 V. W. Crowder and Ethel M. Crowder, 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 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, about 4 miles Northwest from Greer, being designated as Tract #6 on a plat of property made for the J. B. Brookshire Estate by H. L. Dunahoo, Surveyor, September 21, 1946, recorded in R.M.C. Office for Greenville County in Plat Book F, page 89, and having the following courses and distances, to wit:-

BEGINNING at a stake at the intersection of the Buncombe Road and Old Rutherford Road and runs thence with the South side of the Buncombe Road N 61-30 W 275 feet to a stake, corner of Tract #5; thence with the line of Tract #5 300 feet to a stake on the line of Tract #21; thence with the line of Tract #21 S 61-30 E 175 feet to a stake on the western edge of Old Buncombe Road; thence with the western edge of said road in a northerly direction 312 feet to the beginning corner, containing 1.55 acres, more or less. This is the same property conveyed to us by W. D. Ellison.

Also, all that other lot of land in said State and County, lying and being near the City of Greenville, on the northern side of Dove Lane in a sub-division known as Super Highway Home Sites, being known and designated as Lot #165 and the Eastern half of Lot #164 of said sub-division, and being described according to a plat of Super Highway Home Sites, prepared by Dalton & Neves, Engineers, May 1946 and recorded in R.M.C. Office for Greenville County in Plat Book "F", page 53 and having the following courses and distances, to wit:-

BEGINNING at iron pin on the Northern side of Dove Lane at the joint corner of Lots 165 and 166 and runs thence along the common line of said lots N 20-10 W 168.5 feet to iron pin on the Southern side of Warehouse Court; thence along the Southern side of Warehouse Court S 74-17 W 78.2 feet to iron pin, the joint corner of Lots 164 and 165; thence continuing along the Southern side of Warehouse Court S 74-17 W 39.1 feet to a point; thence S 20-10 E 177 feet, more or less, to a point on the Northern side of Dove Lane; thence along the Northern side of Dove Lane N 69-50 E 39 feet to iron pin, the joint front corner of Lots 164 and 165; thence continuing along the Northern side of Dove Lane N 69-50 E 78 feet to the beginning corner. This is the same property conveyed to us by R. K. Tayler and R. K. Tayler, Jr.