

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Paul D. Forrester

SEND GREETING:

WHEREAS, I the said Paul D. Forrester

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 Thirty five hundred and no/100 (\$ 3,500.00) 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

Fifty six and no/100 (\$ 56.00) 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 Paul D. Forrester, 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, about one mile northwest from O'Neal, being bounded on the North by lands of John West and T. M. Crain, on the East by lands of Malcolm A. Mason, and Jim Rollins, on the South by lands of Jim Rollins and Bennefield, and on the West by lands of John West and Sellers, and having the following courses and distances, to wit:

BEGINNING on an iron pin in the community road that leads to the John West place and on the West line, and also being the joint corner of lands of T. M. Crain, and runs thence with the West line S 1-25 W 162.5 feet to an iron pin, West's corner; thence S 46-45 W 1237.5 feet to a stone, West's corner; thence S 23-10 E 896 feet to a stone, Seller's corner; thence with the Seller's line N 43-20 E 627 feet to a stone on the Bennefield line; thence with the Bennefield line N 50-15 W 152 feet to an iron pin on the northern edge of the branch; thence up the branch as the line with the following courses and distances; N 58-30 E 128.07 feet to a bend; thence N 17-40 E 113 feet to a bend; thence N 36-30 E 81.2 feet to a bend; thence N 13-45 E 87 feet to a bend; thence N 50-00 E 111 feet to a bend; thence N 56-00 E 99 feet to a bend; thence N 44-45 E 86 feet to a bend; thence N 17-30 E 99 feet to a bend; thence N 10-30 E 129.4 feet to an iron pin, joint corner of the Bennefield and Jim Rollins tracts; thence with the Rollins line N 44-30 E 264 feet to an iron pin, Rollins corner; thence N 75-15 E 653.5 feet to an iron pin; thence N 44-45 E 460 feet to an iron pin on the Western edge of the community road, joint corner of the Malcolm A. Mason tract; thence with the said road S 77-20 W 200 feet to a bend; thence S 82-00 W 300 feet to a bend; thence S 88-55 W 200 feet to a bend; thence S 79-35 W 300 feet to a bend; thence S 85-30 W 367.05 feet to the beginning corner, and containing twenty-nine and no/100 acres, more or less, LESS HOWEVER, three acres, more or less, previously conveyed by Loyd Poole to M. O. Sellers, leaving a net acreage conveyed to Paul D. Forrester of twenty-six acres, more or less.

Paid May 9 - 1952

*Witness:
M. O. Sellers
Citizens B. & L. Association
Greer, S. C.
D. L. Mason, Secy. & Treas.*