

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, Buford A. Rollins - - - - - SEND GREETING:

WHEREAS, I the said Buford A. Rollins
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
Forty-six Hundred and no/100 - - - - - (\$ 4,600.00) 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

Seventy-three and 60/100 - - - - - (\$ 73.60) 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 Buford A. Rollins
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, Chick Springs Township, on the northern side of Virginia Avenue, with the improvements thereon, School District #285, known and designated as lot No. thirty-three (33) on Development Plat #2, Victor Monaghan Company, Division of J. P. Stevens & Company, Inc., Greer Platn, prepared by Dalton & Neves, April 1947, recorded in Plat Book P, page 119, and having the following courses and distances to wit:-

BEGINNING at a point on northern side of Virginia Avenue at front joint corner lots 33-34, and runs thence with the common line of said lots, N 35-21 E one hundred seventy (170) feet to point on edge of a ten-foot alley; thence along southern edge of said alley, S 54-39 E one hundred five (105) feet to a point on western edge of Lee Street; thence therewith, S 35-21 W one hundred forty-five (145) feet to a concrete monument; thence following curve of Lee Street as it converges with Virginia Avenue, chord of which curve is S 80-21 W thirty-five and three-tenths (35.3) feet to concrete monument on northern side of Virginia Avenue; thence therewith, N 54-39 W eighty (80) feet to the beginning corner; and subject to restrictions recorded in Deed Book 310 page 417, and being the same conveyed to J. B. Brezeale and H. K. Brezeale by Deed of J. J. Rollins, recorded in Vol. 437, page 193.

This is the same lot of land conveyed to me by J. B. Brezeale and H. K. Brezeale by Deed dated February 29th, 1952, to be recorded in R. M. C. Office for Greenville County.