

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Jennings Fraser Holtzclaw and Ruby H. Holtzclaw - - - - - SEND GREETING:

WHEREAS, we the said Jennings Fraser Holtzclaw and Ruby H. Holtzclaw 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 Sixty-seven Hundred and no/100 - - - - (\$ 6,700.00) 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

One Hundred Seven and 20/100 - - - - - (\$ 107.20) 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 Jennings Fraser Holtzclaw and Ruby H. Holtzclaw, 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, Chick Springs Township, in the City of Greer, lying on the west side of Line Street being shown and designated as Lot No. 5 on a plat of property made for J. Walter McCarter by H. S. Brockman, Surveyor, February 24, 1951, and having the following courses and distances:-

Beginning on an iron pin on the western margin of Line Street, corner with Greer Armory lot, and runs thence N. 50 W. 203.2 feet to an iron pin on line of Greer Armory lot; thence N. 12-.45 E. 28.9 feet to an iron pin, joint rear corner of Lots Nos. 4 and 5; thence with the common line of Lots Nos. 4 and 5; S. 74.19 E. 160.5 feet to an iron pin on the western margin of Line Street; thence along the line of said Street S. 2.25 W. 114.4 feet to the beginning corner.

The above described lot is the greater portion of Lot No. 5 and is also a small part of Lot No. 4 of that property shown on a plat made for Mrs. Elizabeth T. Westmoreland by W. B. Neves, Eng., dated June 26, 1920, the Brockman plat referred to above showing a re-subdivision of Lots Nos. 3, 4, and 5 on the Westmoreland plat.

This is the same lot of land conveyed to me by James W. McCarter by Deed dated May 25, 1951, recorded in R. M. C. Office for Greenville County in Book 446, page 310.