

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, H. J. Martin and Bertha P. Martin - - - - - SEND GREETING:

WHEREAS, we the said H. J. Martin and Bertha P. Martin 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 Thirty One Hundred and no/100 - - - - - (\$ 3,100.00) 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-nine and 60/100 - - - - - \$ 49.60) 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 us the said H. J. Martin and Bertha P. Martin, 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-s 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, Grove Township, on Highway number 29 and being known and designated as lot No. 7 of the division of lands of Mrs. E. A. Cason and having the following metes and bounds according to Plat made by W. F. Adkins, Surveyor; dated July 27th, 1946, to wit:-

BEGINNING at an iron pin on Highway No. 29 at corner of lot No. 6 and running thence along line of said lot No. 6 approximately N 26 W. 218 feet, more or less to an iron pin on driveway, thence along said driveway N 77 E 176 feet to an iron pin at corner of lot formerly owned by George M. Smith et al; thence along line of said Smith lot S 26 E 218 feet to an iron pin near the edge of Highway No. 29 ; thence S 59 W 216 feet to the beginning corner.

Said premises being the lot deeded by William J. White to Loretta Anderson and Ernest Anderson and deed recorded in R. M. C. Office for Greenville County in Vol. 449 at page #322, reference thereto will furnish full details.

This is the same lot of land conveyed to us by Loretta Anderson and Ernest Anderson by deed dated April 15, 1952, to be recorded in R. M. C. Office for Greenville County.