

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, John C. Covington - - - - - SEND GREETING:

WHEREAS, I the said John C. Covington 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 Seven Hundred Seventy-five and no/100 - - - - (\$ 775.00 ) 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

Twelve and 65/100 - - - - - (\$ 12.65 ) 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 John C. Covington, 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, about one mile South from Greer, on the North side of Grove Street, being known and designated as Lots Nos. 30 and 31 of Pleasant Heights Development, property of R. A. and I. B. Dobson, according to survey and plat thereof by H. L. Dunahoo, Surveyor, dated September 4, 1950, and having the following courses and distances, to wit:-

BEGINNING at a stake on the northern edge of Grove Street, being the joint corner of Lots 30 and 39, and runs thence N. 16 W. 168 feet to a stake; thence N. 79 W. 164.5 feet to a stake, joint rear corner of Lots 31 and 32; thence S. 5 W. 170 feet to a stake on the northern edge of Grove Street; thence therewith S. 84-30 E. 225 feet to the beginning corner.

Subject to the restrictions recited in DEED from I.B. Dobson and Executors of R. A. Dobson Estate. The will of R. A. Dobson, deceased, duly probated in the Court of Probate of Spartanburg County, authorized the Executors named herein to sell and convey real property belonging to the estate.