

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Garnett Burton and Dora F. Burton - - - - - SEND GREETING:

WHEREAS, we the said Garnett Burton and Dora F. Burton 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 Three Thousand and no/100 - - - - - (\$ 3,000.00) 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-eight & no/100 - - - - - (\$ 48.00) 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 we the said Garnett Burton and Dora F. Burton, 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 mortgagors 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, Oaklawn Township, on the west side of U. S. Highway No. 29 on what is known as the Bennett Sub-division as shown by a plat of the same recorded in Plat Book S at page 143, R. M. C. Office for Greenville County, and designated as Lots 18-19-20 and 21 each having a frontage of 25 feet on the West side of Highway No. 29 and more particularly described on the record of said plat as follows:

BEGINNING at iron pin on the West side of Highway No. 29, which pin is 100 feet south of the intersecting corner of Bennett Street and Highway No. 29, and running thence S. 81-55 W 204.4 feet to iron pin rear corner lots Nos. 21 and 22; thence S 4-20 E. 100 feet to iron pin, same being rear corner of Lots Nos. 17 and 18; thence N 81-55 E. 203.5 feet to iron pin on said Highway; thence along said highway N. 4-05 W. 100 feet to the point and place of beginning.

This is the same property conveyed to us by James C. Crymes and Dorothy S. Crymes by Deed dated January 20, 1953, to be recorded in R. M. C. Office for Greenville County.