

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, James L. Hughes & Helen H. Hughes - - - SEND GREETING:

WHEREAS, we the said James L. Hughes & Helen H. Hughes
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
Twelve Thousand Five Hundred & no/100 - - - (\$12,500.00) Dollars,
with interest from the date hereof at the rate of six per cent (6 %) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of

One Hundred Eighty-seven & 50/100 - - - (\$187.50) 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 James L. Hughes &
Helen H. Hughes, 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 con-
structed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick
Springs Township, lying on the South side of W. Poinsett Street (formerly Emma Street)
and on the East side of South Avenue (formerly Westmoreland Avenue), in the Town of
Greer, having a frontage of approximately 86 feet on West Poinsett Street, and a
depth of approximately 200 feet, bounded by the lot of the E. C. Bailey Estate on
the East and by the lot of E. C. Tinsley on the South, and being all the remainder
of the home lot of W. C. Watkins and Floride Z. Watkins, and having the following
courses and distances, to wit:-

BEGINNING on an iron pin on the East edge of sidewalk
on South Avenue, joint corner with E. C. Tinsley, and runs thence with the Tinsley
line S. 67.53 E. 90.9 feet to an iron pin; thence N. 17.16 E. 3 feet to iron pin,
joint corner of E. C. Bailey Estate lot; thence with the line of E. C. Bailey Estate
N. 17.16 E. 210.8 feet to an iron pin on the South side of Poinsett Street (formerly
Emma Street); thence with the South side of Poinsett Street N. 71.48 W. 88 feet to
a stake at East edge of sidewalk on South Avenue; thence with the East edge of side-
walk on South Avenue S. 17.58 W. 207.3 feet to the beginning corner.

This is the same property conveyed to us by W. C. Watkins and Floride Z. Watkins
by deed dated March 15, 1948, recorded in R. M.C. Office for Greenville County
in Vol. 341, page 379.