

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE

FILED

MAY 19 1959 A.M.



To All Whom These Presents May Concern:

Mrs. Ollie Farnsworth

We, Edward A. Muse and Clarette S. Muse

R. M. C.

SEND GREETING:

WHEREAS, we the said Edward A. Muse and Clarette S. Muse

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

One Thousand One Hundred Twenty-five and 72/100 - - (\$ 1,125.72) 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

Eighteen and 56/100 - - - - - (\$ 18.56) 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 Edward A. Muse and Clarette S. Muse, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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, Chick Springs Township, about one and one-half miles southwest from Greer, S. C., lying northeast from the new road that leads from the Old Spartanburg-Greenville Road to another new road that leads from Pleasant Grove Baptist Church to and by Mat's Fishing Lake, being bounded on the northeast by a small branch and lands of I. B. Dobson and R. A. Dobson Estate, on the southeast by other lands of J. Waymon Smith and on the northwest by lot of James Harold Smith, and being a part of the same tract of 48 acres of land conveyed to J. Wayman Smith by deed from E. C. Bailey or his Executors, and having the following courses and distances, to wit:-

BEGINNING on an iron pin, joint corner of the home lot of James Harold Smith and also of the 2.24 acres lot of the said James Harold Smith, and runs thence with the line of the 2.24 acre lot, N. 48-30 E. 385.5 feet to an iron pin on the small branch; thence down the branch S. 89-55 E. 62.6 feet to a bend; thence S. 57-40 E. 107 feet to a bend; thence S. 68-15 62.3 feet to an iron pin on the southern bank of the branch; thence S. 48-30 W. 497 feet to an iron pin; thence N. 39-38 W. 200 feet to the beginning corner, containing two and seven one-hundredths (2.07) acres, more or less.

This is the same property conveyed to us by J. Wayman Smith by deed dated July 14th, 1953, recorded in R. M. C. Office for Greenville County in Book 482, page 20.

Paid Feb. 2, 1959

Citizens B&L Association
Greer, S. C.

Witness: *[Handwritten signatures]*

RECORDED AND CANCELLED OF RECORD

[Handwritten signatures and dates]
R. M. C. FOR GREENVILLE COUNTY, S. C.
MAY 19 1959