

## MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

JAN 16 2 19 PM 1963

OLLIE LAMSDORF  
R. M. C.

SEND GREETING:

To All Whom These Presents May Concern:

I, Edward R. Minus, Jr.

WHEREAS, I the said Edward R. Minus, Jr.

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

Five thousand and no/100 - - - (\$ 5,000.00 ) 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

Fifty-four and 15/100 - - - (\$ 54.15 ) 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 Edward R. Minus, Jr. 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 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, O'Neal Township, about three miles North from Greer, S. C., on the West side of the Ansel School Road, near the intersection of State Highway No. 14, designated as Lot No. 4, of the property of G. H. Waters Jr., and E. R. Minus, Jr., by H. S. Brookman, Surveyor, dated March 16, 1950 and having the following courses and distances, to wit:

BEGINNING at a point in the center of the Ansel School Rd. at the corner of Lot No. 3, iron pin being set off on West bank at 22.5 feet, from center of road and 477 feet Southward from the intersection of Ansel School Rd., and State Highway No. 14 and running thence along the line of Lot No. 3, N. 45-15 W., 671 feet to iron pin; thence S. 67-09 W., 206 feet to corner of Lot No. 6; thence along the line of Lots 5 and 6, S. 45-15 E., 808 feet to center of Ansel School Rd., iron pin set on West bank at 19 feet from center; thence along the center of said road N. 27-00 E., 200 feet to beginning corner. Containing 3.23 acres more or less.