

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 27 12 40 PM 1963

To All Whom These Presents May Concern:

OLLIE FARNSWORTH
R. M. C.

I, Mrs. Mary B. Covin

SEND GREETING

WHEREAS, I the said Mrs. Mary B. Covin

in and by my certain promissory note in writing of even date with these Presents, as well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twelve thousand and no/100 (\$ 12,000.00) Dollars, with interest from the date hereof at the rate of six percent (6 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Eighty-five and 98/100 (\$ 85.98) 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 Mrs. Mary B. Covin, 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, located about three miles northwest of the City of Greer and on the south side of Brookdell Drive, being all of Lot. No. 5 as shown on a plat of property made for Fred J. Bishop by H. S. Brookman, Surveyor, dated November 5, 1957, recorded in Plat Book EE, page 156, R. M. C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on a stake on the south side of Brookdell Drive, joint corner of Lots Nos. 5 and 6 on said plat, and runs thence with the common line of these lots, S. 11-20 E. 216.9 feet to a stake on line of Lot. No. 8; thence S. 75-19 W. 128 feet to a stake; thence N. 14-30 W. 217 feet to a stake on the south side of said street; thence therewith N. 75-30 E. 140 feet to the beginning corner.

The above described property is conveyed subject to certain covenants and restrictions as to buildings and use as shown by record thereof in Deed Book 589, page 13, in the R. M. C. Office for Greenville County, and amendments as shown in Deed Book 634, page 158, R. M. C. Office for Greenville County.

This is the same property conveyed to me by deed dated April 17, 1962, by Fred J. Bishop and recorded in R. M. C. Office for Greenville County in Book 696, page 450.