

MORTGAGE OF REAL ESTATE FILED

GREENVILLE CO. S.C.

BOOK 956 PAGE 16

State of South Carolina

APR 20 12 43 PM 1964

COUNTY OF GREENVILLE

OLLIE FARRNSWORTH
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

I, Bennie F. Brown

WHEREAS, I the said Bennie F. Brown

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 Three thousand five hundred and no/100 - - - (\$3,500.00) 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

Thirty-five and no/100 - - - (\$35.00) 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 I the said Bennie F. Brown, 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, Chick Springs Township, being known and designated at Lot #8 of Peace Haven, Section #2, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book VV at page 82, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Lakeside Drive at joint front corner of Lots 7 and 8; thence along the line of Lot #7 S. 64-07 W., 242.8 feet to an iron pin; thence S. 0-40 E., 87.8 feet to an iron pin, joint rear corner of Lots 8 and 9; thence along the line of Lot #9, N. 64-07 E., 260.4 feet to an iron pin on the western side of Lakeside Drive; thence along Lakeside Drive N. 26-42 W., 19 feet and N. 7-39 W., 63.7 feet to the beginning corner.

[Handwritten signatures and notes, including "Witness: Sam J. White" and other illegible text]