

REM 700 1168

MORTGAGE OF REAL ESTATE

BOOK 1168 PAGE 333

State of South Carolina }
SPARTANBURG }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C. RECORDED
OCT 2 10 56 AM '70
OLLIE FARNSWORTH
R. M. C.
1970 SEP 23 AM 11:53
R. M. C.
SPARTANBURG, S. C.

To All Whom These Presents May Concern:

We, Roy Gaffney and Clara B. Gaffney

SEND GREETING:

WHEREAS, we the said Roy Gaffney and Clara B. Gaffney
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
Thirteen Thousand and no/100 - - - - (\$ 13,000.00) Dollars,
with interest from the date hereof at the rate of eight per cent (8%) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of

One Hundred Twenty Four and 24/100 - - - - (\$ 124.24) 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 Roy Gaffney and
Clara B. Gaffney, 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 Spartanburg, Beech
Springs Township, located about two miles East of Greer, S. C., located on the Northern
side of Old U. S. Highway No. 29 and on the Southern side of P & N Railway and being
shown and designated as Tract No. NINE (9) on plat of property made for Carlyle and
Kate Walker and J. T. Walker, by H. I. Dunahoo, surveyor, dated Feb. 13-15, 1951,
recorded in plat book 26 pages 408-409, Spartanburg County R. M. C. Office and having
the following metes and bounds, to wit:

BEGINNING on the northern side of said highway at joint front corner of tracts 8 and
9 and running thence as the common line of same, N. 6-00 W., 596 feet to P & N Railway
right of way; thence with said right of way, N. 70 E., 415 feet to corner of Tract No.
10; thence as the common line of lots 9 and 10, S. 6-00 E., 710 feet to the Northern
side of said highway; thence with said highway, S. 84-30 W., 400 feet to the beginning
corner and containing 6.1 acres more or less. Property conveyed subject to Highway,
Railway and other easements of record.

This is same received by William S. Smith from estate of Corrine Smith Probated in
Greenville County in Apt. 839 File No. 5, and includes lot conveyed to W. Charles Smith
by Corrine Smith, deed book 28-Y page 534, being part of same conveyed to Corrine Smith
by W. S. Smith by deed recorded in deed book 26-T page 117, R. M. C. Office for Spartanburg
County. See plat of W. Charles Smith lot, Plat Book 45 page 429.

This is the same property conveyed to us by William S. Smith and W. Charles Smith by
deed dated September , 1970; to be recorded in the R. M. C. Office for Spartanburg
county.

ALSO: All 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, School District #285,
in or near the corporate limits of the City of Greer, fronting on Palmer Street on
the Southwest, and being the greater portion of No. 37 lot on plat recorded in Plat
Book GG page 119, and having the following courses and distances to wit:-

(CONTINUED)