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BOOK 1184 PAGE 399

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Joe H. Dillard

SEND GREETING:

WHEREAS, I the said Joe H. Dillard

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 Fourteen Thousand and no/100 - - - - - (\$ 14,000.00) 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 Thirty Three and 80/100 - - - - - (\$ 133.80) 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 Joe H. Dillard, 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, Chicks Springs Township, about one half mile West from Pleasant Grove Baptist Church, containing one and 27/100 (1.27) acres, more or less, and being part of tract no. Fifteen (15) of the John G. Greer Estate property as shown on plat prepared by H. S. Brockman, Surveyor, dated Sept. 7, 1937 and which plat has been recorded in the R. M. C. Office for Greenville County in Plat Book FF, pages 204 and 205. Bounded on the north by lands of James Carlos Styles on East by lot no. 16 as shown on said plat, on South by lands formerly owned by W. T. Smith, and on West by lands now or formerly owned by Albert E. Page. This being the same property which was conveyed to grantor herein by James E. Biggs by deed recorded in the said office in deed book 477, page 157. For a more particular description see plat prepared for James Carlos Styles by H. S. Brockman, Surveyor, dated April 20, 1953 and which plat has been recorded in said office in Plat Book FF, page 206.

This is same property conveyed to me by James Carlos Styles by deed June 19, 1962 recorded in deed book 24 page 213 R. M. C. Office for Greenville, County.