

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE, CO. S. C.

APR 28 1 53 PM '71

OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

I, Arnold Payne

SEND GREETING:

WHEREAS, I the said Arnold Payne

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 eight thousand two hundred and no/100 - - - (\$8,200.00) 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

seventy eight and 37/100 - - - - - (\$78.37) 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 Arnold Payne, 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, in Chick Springs Township, in the City of Greer, lying on the east side of Lanford Street, being the greater portion of lot number FIFTEEN (15) as shwon on a plat of property known as Westmoreland Circle prepared by W. J. Riddle, Surveyor, December, 1921, and having the following courses and distances, to wit: (Flat Book H page 143)

BEGINNING on a stake on the eastern margin of Lanford Street, joint corner of lots 14 and 15 on said plat, lot No. 14 and runs thence with the common line of lots 15 and 14, S. 62-20 E., 150 feet, joint rear corner of these lots; thence N. 17-40 E., 50 feet to a point, new corner on rear line of lots 7 and 15; thence a new line along lot conveyed to Pearl Wilson Howell, N. 62-30 W., 150 feet to a point on the eastern margin of Lanford Street; thence therewith, S. 17-40 W., 50 feet to the beginning corner.

Also: All that other lot of land in said County, Township, and State and according to said plat, having the following courses and distances:

BEGINNING on a stake on the eastern margin of Lanford Street, joint corner of these lots nos. 15 and 16 on said plat and runs thence with the common line of these lots S. 62-20 E., 150 feet to a stake, joint rear corner of said lots; thence S. 17-40 W., 10 feet to a point, corner with lot this day conveyed to Henry S. Beck, Jr., on common rear line of lots Nos. 7 and 15; thence a new line along lot conveyed to Beck, N. 62-20 W., 150 feet to a point on the eastern margin of Lanford Street; thence therewith N. 17-40 E., 10 feet to the beginning corner.

This is the same conveyed to Lucille Harvey Howell by Alvin L. Howell by deed recorded in deed book 671, page 124, Greenville County R. M. C. Office.

This is the same property conveyed to me by Lucille Harvey Howell by Deed dated April __, 1971 to be recorded in the R. M. C. Office for Greenville County.