MORTGAGE OF REAL ESTATE

BOOK 1446 PAGE 413

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 333, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Carroll A. Bryant SEND GREETING:

WHEREAS, I the said Carroll A. Bryant 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

Four Thousand Three Hundred and No/100 - - - ($ 4,300.00) Dollars,

with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Sixty three and 01/100 - ($ 63.01) 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 Carroll A. Bryant, 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, on the East side of Forest Street and the north side of Mountain View Avenue, and being Lot No. 15 of the W. Dennis Smith and H. J. Waters property according to survey and plat b H. S. Brockman, Surveyor, dated June 8, 1950, recorded in Plat Book Y page 69 R. M. C. Office for Greenville County, and having the following courses and distances, to wit:

BEGINNING on an iron pin at the intersection of Forest Street and Mountain View Avenue, and running thence along the west side of Forest Street, N. 4-21 E. 70 feet to an iron pin, corner of Lot No. 14; thence along line of Lot No. 14, N. 84-31 W. 158.5 feet to an iron pin on the line of Lot No. 16; thence along the line of Lot No. 16, S. 5-27 W. 60 feet to an iron pin on the North side of Mountain View Avenue; thence along the north side of said avenue, S. 81-20 E. 160 feet to the beginning corner.

This is the same property conveyed to Mildred L. Bryant and Carroll A. Bryant by J. M. Williams dated April 1960, recorded in R. M. C. Office for Greenville County in Deed Book 647 at page 389. With an undivided one-half interest conveyed to Carroll A. Bryant by Mildred L. Bryant by deed dated March 21, 1972 and recorded in R. M. C. Office for Greenville County in deed book 938 page 631.

STATE TAX

4328 RV.2