

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

BOOK 1448 PAGE 138

OCT 21 12 35 PM '54

To All Whom These Presents May Concern:

I, David B. Dobson

SEND GREETING:

WHEREAS, I the said David B. Dobson

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 Twenty-four Thousand and No/100 - - - - - (\$ 24,000.00) 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 Two Hundred Fifteen and 94/100 - - -

- - - - - (\$ 215.94) 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 David B. Dobson, 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, located in the City of Greer on the Eastern side of Morrow Street and being shown on plat of property made for Bernard T. Gault by H. S. Brockman, surveyor, dated Nov. 17, 1954 and recorded in plat book PF page 232, Greenville County R. H. C. Office and has the following metes and bounds, to wit:

Beginning on the Eastern side of Morrow Street, 230 feet from U. S. Highway No. 29, and running thence S. 37-15 W., 100 feet to an iron pin; thence S. 66-04 E., 159.2 feet to pin; thence N. 24-00 E., 107.1 feet to pin; thence N. 70-24 W., 137 feet to the beginning corner, reference is hereby made to said plat for a more complete description.

This is the same conveyed to the within mortgagor by Bernard T. Gault, deed to be recorded herewith.

0075 0120 0124 70

STATE TAX 09

4328 RV-2