

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

BOOK 1448 PAGE 221

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CLERK OF COURTS

To All Whom These Presents May Concern:

I, Luther W. Stringer

SEND GREETING:

WHEREAS, I the said Luther W. Stringer

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 Nineteen Thousand and 00/100 - - - - - (\$ 19,000.00) 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 Forty and 69/100 - -

- - - - - (\$ 240.69) 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 Luther W. Stringer, 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, Highland Township, located on both side of Stringer Road and on the east and south sides of Beaverdam Creek and being shown on plat of property made for L. W. Stringer by W. N. Willis, Surveyor, dated 3-23-72, filed by S. D. Atkins and having the following metes and bounds, to wit: Plat recorded in Plat Book 4-Q, page 52.

Beginning at iron pin at Beaverdam Creek (creek the line) and running thence S. 60-35 E., 215 feet along Stringer to pin; thence S. 58-40 E., 785 feet along Stringer (crossing road) to old pin; corner of Sudduth; thence with Sudduth N. 43-10 E., 1400 feet to pin, corner of Turner; thence with Turner N. 10-40 W., 1450 feet to pin at said creek; thence with the Creek, the line the following traverse lines S. 69-00 W., 525 feet, S. 1-30 W., 50 feet, thence S. 70-00 W., 211 feet (crossing back over said road), thence S. 60-05 W., 279 feet, thence S. 53-58 W., 334 feet, thence about S. 1-30 W., 100 feet, thence S. 31-10 W., 181 feet, thence S. 10- W., 253.4 feet, thence S. 10-58 W., 120 feet, thence S. 49-05 W., 91 feet, thence S. 7-35 W., 63 feet, thence S. 29 W., 100 feet, thence S. 30-W., 100 feet, thence S. 41-10 W., 32 feet, thence S. 79-30 W., 56 feet, thence S. 23-40 W., 112 feet, thence S. 30-00 E., 213 feet to the beginning corner and containing 62.4 acres, including road. This was conveyed to the within mortgagor by deeds recorded in Deed Book 554, page 5 on June 2, 1956, and Deed Book 592 page 118, on February 1, 1958 by Elbert P. Walls and H. E. Stringer.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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