

MORTGAGE OF REAL ESTATE

1922-071

State of South Carolina

GREENVILLE

COUNTY OF GREENVILLE

FILED

CITIZENS B. & L. ASSOCIATION
P. O. BOX 100

To All Whom These Presents May Concern:

SEND GREETING

WHEREAS, I the said Barry J. Gwinn

in and by his certain promissory note in writing of even date with these Presents, is well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of TWENTY-THREE THOUSAND FIVE HUNDRED & No/100----- (\$23,500.00) Dollars, with interest from the date hereof at the rate of Thirteen per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of TWO HUNDRED SEVENTY-FIVE & 33/100----- 275.33 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 Barry J. Gwinn

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 the said mortgagee, and I 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

ALL that certain, piece, parcel or lot of land in O'neal Township, Greenville County, State of South Carolina, lying on the east side of the Locust to Greer Road about one mile east from Locust Hill Church and containing one acre, more or less, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the road, formerly South Carolina State Highway # 415, now known as Highway 290, at now or formerly J. E. Tant's line S. 78-00 E. 316 feet to an iron pin; thence N. 12-00 E. 120.9 feet to an iron pin; thence with the now or formerly Dean Westmoreland line N. 78-00 W. 404.3 feet to a point in the center of the road; thence along the road S. 24-09 E. 150 feet to the point of BEGINNING.

This conveyance is subject to easements and rights of way, if any, of record.

This is the same property conveyed to the Mortgagor herein by deed of Geneva W. Parker recorded in the R. M. C. Office for Greenville County of even date in Deed Book 1195 at Page 02.

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