

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GR: FILED 1 23 1946 R.M.C. OFFICE GREENVILLE S.C. CITIZENS B. & L. ASSOCIATION P. O. BOX 388, 117 TRADE ST. GREER, S. C. 29651

To All Whom These Presents May Concern:

Dean

We, Vernice T. Dean Foster (formerly Vernice T. Dean) and Thomas D. Dean SEND GREETING:

WHEREAS, we the said Vernice T. Dean Foster (formerly Vernice T. Dean) and Thomas D. Dean in and by our certain promisory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Five Thousand & No/100 - - - - - (\$ 5,000.00 ) Dollars, with interest from the date hereof at the rate of Thirteen 1/2 per cent ( 13.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Sixty Nine & 68/100 - - - - - (\$ 169.68 ) 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 we the said Vernice T. Dean Foster (formerly Vernice T. Dean) and Thomas D. Dean, 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 us 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, lying about one-half mile northwest from the incorporate limits of the Town of Greer and on the East side of Forest Street, being all of lot No. 6 on a plat of property made for Dobson Lumber Company by H. S. Brockman, Surveyor, dated October 28, 1944, recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 299, and having the following courses and distances to wit:

Beginning at a stake on the East side of Forest Street, on corner of lot No. 5 on said plat, and runs thence with the line of lot No. 5 S. 80-00 E. 163.8 feet to a stake; thence N. 8-32 E. 50 feet to a stake, corner of lot No. 7; thence with the line of lot No. 7 N. 80-00 W. 167.05 feet to a stake on the East side of Forest Street; thence with the east side of said Street S. 4-48 W. 50 feet to the beginning corner.

This is the same conveyed to us by Rufus Jenkins and Hattie Jenkins by deed dated August 9, 1946, recorded in deed book 298 page 363, on the 9th. of September 1946, Greenville County R.M.C. Office.

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RECORDED

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