

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, Thomas J. Gwinn

SEND GREETING:

WHEREAS, I the said Thomas J. Gwinn

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 Three Thousand and no/100 - - - - - (\$ 3,000.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty-eight and no/100 - - - - - (\$ 48.00) 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 Thomas 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 & 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, O'Neal Township, known as part of the D. B. Bull Estate, and being the same lot as shown on Plat of property of Thomas Gwinn made by T. T. Dill, Surveyor, dated September 1949, and recorded in Plat Book "T", Page 170 in R. M. C. Office for Greenville County.

BEGINNING at a P. O. on Sandy Flat-O'Neal Road and thence S. 5-45 E 264 feet to a stone; thence N 43-45 E 273.2 feet to an iron pin; thence N 38-40 W 185.6 Feet to an iron pin; thence S 51-20 W 126 feet to the beginning corner, containing one (1) acre, more or less.

This is the same lot of land conveyed to me by Deed by J. E. Bull, dated November 7, 1949, same being recorded in R. M. C. Office for Greenville County, Book 395, Page 399.

[Handwritten signatures and notes at the bottom of the page, including names like "W. J. Gwinn" and "W. J. Gwinn" and various dates and initials.]