

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Elizabeth Ligon Holtzclaw and J. Curtis Holtzclaw SEND GREETING:

WHEREAS, we the said Elizabeth Ligon Holtzclaw and J. Curtis Holtzclaw in and by our certain promissory 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 Twelve Thousand, Seven Hundred XXXXXXXXXXXXXXXXXXXX (\$ 12,700.00) Dollars, with interest from the date hereof at the rate of six per cent (6 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred, Ninety and 50/100 XXXXXXXXXXXXXXXXXXXX (\$ 190.50) 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 Elizabeth Ligon Holtzclaw and J. Curtis Holtzclaw, 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 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, Chick Springs Township, on the South side of Wood Avenue in the Town of Greer, designated as a portion of Lot No. 3 of the Estate of Mrs. E. R. Morrow Hempley, according to survey and plat by H. S. Brockman, dated June 6, 1929, and having the following courses and distances, to wit:

BEGINNING at an iron pin on Wood Avenue, corner of Helen Wood Hendrix lot, and running thence along said Avenue N 67-00 W 105 feet to a stake, new corner; thence S 13-30 W 130 feet to stake; thence S. 67-00 E 105 feet to an iron pin, corner of Hendrix lot; thence along line of same N 13-30 E 130 feet to the beginning corner. This is the same lot of land conveyed to us by A. Towers Ligon, et al by DEED recorded in R.M.C. Office for Greenville County in Vol 346, page 51.