

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Charles Underwood - - - - - SEND GREETING:

WHEREAS, I the said Charles Underwood 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 Six Thousand & no/100 - - - - - (\$ 6,000.00) 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

Ninety-six & no/100 - - - - - (\$ 96.00) 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 Charles Underwood, 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, Chick Springs Township, about one mile South from Greer, lying and being on the West side of Highway 14 near Pleasant Grove Baptist Church, and being all of lots Nos. 2 and 3 on a Plat of the Property of Moss O. Black and Zobia Black, prepared by W. P. Morrow, Surveyor, dated December 1952, and having, according to said plat the following metes and bounds to wit:-

BEGINNING at an iron pin on the West bank of said Highway 14, corner of this property with Dillard land and runs thence S 80-10 W. 157 feet to iron pin, corner of lots 3 and 4 on Dillard line; thence with the back or rear lines of lots 2, 3, 4 and 5, S. 19-23 E. 191.6 feet to an iron pin on the dividing line between lots 1, 2, and 5; thence N. 86-00 E. 106 feet to another iron pin on the West bank of said Highway; thence with said Highway N. 4-42 W. 200 feet to the beginning corner, and being a part of the same land conveyed to Moss O. Black and Zobia Black by H.J. Lanford about 9 years ago.

This is the same property conveyed to us by deed by Moss O. Black and Zobia Black dated December 23, 1952, recorded in R. M. C. Office for Greenville County in Book 469, page 508.

Handwritten notes and signatures at the bottom of the page, including "Gave this to..." and "Citizens Building & Loan Association"