

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Edgar Richard Perkins

SEND GREETING:

WHEREAS, I the said Edgar Richard Perkins

in and by my certain promissory note in writing of even date with these Presents, as well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Two Hundred Sixty-nine & 12/100 - - - - - (\$ 269.12) 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

Four & 65/100 - - - - - (\$ 4.65) 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 Edgar Richard Perkins, 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, in Chicks

Springs Township, said County and State (School District 9-H), near the Corporate limits of Greer, on the northern side of Carey Avenue, and designated as lot no. 6-H on plat of the W. C. Smith property, by H. S. Breckman, Surveyor, 5-25-36, and having the following courses and distances to wit:-

BEGINNING at an iron pin on the northern side of Carey Avenue, joint corner of Lots Nos. 6-G and 6-H, and run thence as the dividing line between said lots, N. 29-23 E. one hundred eighty-three and five tenths (183.5) feet to iron pin on line of Lot No. 6-K, thence as the dividing line between lots 6-H and 6-K S. 65-20 E. fifty (50) feet to iron pin on line of Lot No. 6-I and joint corner of Lots 6-H and 6-I; thence as the dividing line between 6-H and 6-I S. 24-56 W. one hundred and eighty-one and three tenths (181.3) feet to iron pin on the northern side of Carey Avenue; thence thence with E. 87-25 S. sixty (60) feet to the beginning corner. This is the same lot, piece and parcel of land conveyed to me by deed from Charles M. Elred and Genevieve C. Elred.