

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Earline B. Campbell - - - - - SEND GREETING:

WHEREAS, I the said Earline B. Campbell

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 Five Hundred & no/100 - - - - - (\$ 500.00) 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

Eight & no/100 - - - - - (\$8.00) 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 Earline B. Campbell, 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, Chicks Springs Township, and having the following metes and bounds to wit:-

BEGINNING at an iron pin on the S. W. corner of lot No. 16 on the North side of Stewart Avenue and runs thence S. 76.28 E. 120 feet to an iron pin ; thence N. 14.45 E. 108.3 feet along the line of lot No. 14 to an iron pin; thence N 75.15 W. 120 feet along the line of lots Nos. 1 and 2, to an iron pin; thence S. 14.45 W. 110.8 feet along Duke Street to the beginning corner and being lots 15 and 16, containing 13080 square feet more or less.

This being a part of a sub-division of the John A. Robinson property as per Blue Print under date of December 8th 1936.

Being the same lot of land conveyed to me by deed from John A. Robinson, dated Nov. 7th, 1944, recorded in R. M. C. Office for Greenville County, Vol. 282, page 272.

ALSO, all that piece, parcel or lot of land in Chick Springs Township, said State and County, being shown and designated as Lot No. 14 of the John A. Robinson Sub-division by blue print by H. S. Brockman, Surveyor, December 8, 1936, and having the following courses and distances, to wit:-

BEGINNING at an iron pin on the North side of Stewart Avenue, at the Southwest corner of Lot no. 13 and runs thence N 14-45 E one hundred seven (107) feet along the line of lot no. 13 to an iron pin; thence N 75-15 W sixty (60) feet along the line of lot no. 3 to an iron pin; thence S 14-45 W one hundred eight and three-tenths (108.3) feet along the line of lot no. 15 to an iron pin on Stewart Avenue; thence S. 76-20 E. sixty (60) feet along the said Stewart Avenue to the beginning corner.

This is the same property conveyed to me by Robert M. Nix and Joseph E. Nix by deed dated May , 1953, to be recorded in R. M. C. Office for Greenville County.