

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, H. S. Arms - - - - - SEND GREETING:

WHEREAS, I the said H. S. Arms

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 & no/100 - - - (\$ 3000.00) 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 & 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 H. S. Arms, 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, about one mile southwest from Greer, on the eastern side of Jones Avenue, being bounded on the north by lands of Florence H. Peace; East by right-of-way of Southern Railway; South by Theodore Forrester, and West by said Jones Avenue, and described as follows:

BEGINNING at a point in the center of said road, joint corner of this and the Forrester lot, and at a culvert across said Avenue, and runs thence with the Forrester line, S. 45-28 E 345 feet to iron pin on the western edge of said Southern Railway right-of-way; thence therewith N 59-30 E 141.3 feet to iron pin on said right-of-way; thence a new line N 55-45 W 515.5 feet to point in the center of said road; thence therewith S 34-15 W 65 feet to the beginning corner, and containing one acre, more or less.

This is the same property conveyed to me by deed of Florence H. Peace, Recorded in Vol. 311, page 296.

Handwritten notes:
Paid Oct. 27, 1930
at 5%
H. S. Arms

Stamp:
RECORDED
INDEXED
MAY 1930
GREENVILLE, S. C.