

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, J. T. Minyard,

SEND GREETING:

WHEREAS, I the said J. T. Minyard

in and by me 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 Eighteen thousand and no/100 (\$ 18,000.00) 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 Two hundred seventy and no/100 (\$ 270.00) 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

J. T. Minyard, 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, City of Greer, lying on the South side of old N. S. Highway No. 29, now West Poinsett Drive, known and designated as Lots Nos. 78 and 80 on a plat of property made for the W. F. Brockman Estate, recorded in the R.E.C. Office for Greenville County in Flat Book H, at page 32, having the following courses and distances:

Lot No. 78: Beginning on an iron pin in the southeastern intersection of West Poinsett Drive and Hunt Street, and runs thence with the eastern margin of Hunt Street S. 12.00 W. 175 feet to an iron pin; thence S. 78.00 E. 70 feet to an iron pin, joint corner of Lots Nos. 78 and 79; thence N. 12.00 E. 175 feet to an iron pin on the South side of West Poinsett Drive (Old U. S. Highway No. 29); thence along the margin of said Highway, now West Poinsett Drive, N. 78.00 W. 70 feet to the beginning corner, being all of that lot as conveyed to C. B. & Wilda S. Hollifield by Vernon Duncan, Deed recorded in Deed Book 416, at page 154.

Lot No. 80: Beginning on an iron pin, the front joint corner of Lots Nos. 80 and 81 on the South side of West Poinsett Drive, formerly old U. S. Highway No. 29, and runs thence with the common line of these lots S. 12.00 W. 175 feet to an iron pin; thence N. 78 W. 70 feet to an iron pin, corner of Lot No. 79; thence with the common line of Lots Nos. 79 and 80 N. 12.00 E. 175 feet to an iron pin on the South side of West Poinsett Drive, formerly old U. S. Highway No. 29; thence therewith S. 78.00 E. 70 feet to the beginning corner, and being all of that lot as conveyed to C. B. & Wilda S. Hollifield, by Deed dated Nov. 12, 1951, recorded in Deed Book 445, at page 471.