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MORTGAGE OF REAL ESTATE

GREENVILLE COUNTY

State of South Carolina

COUNTY OF GREENVILLE

MAR 2 1 36 PM '73
DANNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

We, William R. Blackwell and Kathy A. Blackwell

SEND GREETING:

WHEREAS, we the said William R. Blackwell and Kathy A. Blackwell

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty Two Thousand Five Hundred and No/100 (\$ 22,500.00) Dollars, with interest from the date hereof at the rate of seven 3/4 per cent (7 3/4%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Eighty Four and 72/100

(\$ 184.72) 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 we the said William A. Blackwell and Kathy A. Blackwell, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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 us 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, located on the Northern side of Benjamin Ave. about one mile South from Greer, S. C. and being shown and designated as all of lot number TWENTY ONE (21) on a plat of property entitled "Brookhaven" made by H. S. Brockman, surveyor, dated 12-12-57 amended 9-1-59, recorded in plat book RR page 41, Greenville County R. M. C. Office, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the northern side of Benjamin Ave., at the joint front corner of lots 21 and 22 and running thence N. 10-55 E., 170 feet as the common line of said lots to the rear corner of lots 8 and 9 (iron pin); thence S. 79-25 E., 100 feet along the rear line of lot No. 9 to an iron pin at the rear corner of lot No. 20; thence S. 10-55 W. 170 feet as the common line of lots 20 and 21 to an iron pin on the northern side of Benjamin Ave.; thence N. 79-25 W., 100 feet along the northern side of Benjamin Ave., to the beginning corner.

This is the same conveyed to William A. Keels by James O. Bennett by deed recorded in deed book 737 page 181, Greenville County R. M. C. Office.

This is the same conveyed to us by William A. Keels by deed dated March 30, 1973, to be recorded in the R. M. C. Office for Greenville County.