

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, Mary Earlene Higgins

SEND GREETING:

WHEREAS, I the said Mary Earlene Higgins

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 and no/100 - - - - - (\$ 3,000.00) Dollars,

with interest from the date hereof at the rate of per cent (%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty-seven and 49/100 - - - - - (\$ 47.49) 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 Mary Earlene Higgins 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 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 the Piedmont Manufacturing Company Village in or near the Town of Piedmont, and being more particularly described as Lot No. Eighteen (18) in Section Four (4), as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County", made by Dalton & Neves, February, 1950. Sections 3 and 4 of said plat are recorded in the R. M. C. Office of Greenville County in Plat Book Y, pages 2-5, inclusive, and 6-9, inclusive respectively. According to said plat, the within property is also known as No. 13, Langston Street and fronts thereon 80 feet. This is the same property conveyed to Earle Maxwell by deed recorded in Deed Book 563 page 417, Greenville County R. M. C. Office and is conveyed subject to the restrictions contained therein.

This is the same property conveyed to me by deed by Earle Maxwell to be recorded in R. M. C. Office.