

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Ralph O. Jenkins SEND GREETINGS:WHEREAS, I the said Ralph O. Jenkinsin and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and justsum of ELEVEN THOUSAND and no/100--- (\$11,000.00) Dollars,with interest at the rate of six (6 %) per centum per annum, to be repaid in installments ofSeventy-eight and 81/100--- (\$ 78.81) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW, ALL MEN, That I the said Ralph O. Jenkins

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the saidRalph O. Jenkins

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Benjamin Avenue, about one mile southward from the City of Greer, in Chick Springs Township, being Lot No. 20 in Brookhaven, property of the Dobson Estates according to survey and plat by H. S. Frockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in the R. M. C. Office for said county in Plat Book RR, page 41, and having the following courses and distances, to-wit: Beginning on an iron pin on the north side of said Benjamin Avenue, joint corner of Lots Nos. 19 and 20 on said plat, and runs thence with the margin of said street N.79-25 W.100 feet to an iron pin, joint front corner of Lots Nos. 20 and 21; thence with the common line of said lots N.10-55 E.170 feet to an iron pin; thence S.79-25 E.100 feet to an iron pin; thence S.10-55 W.170 feet to the beginning corner. This is a portion of the property which was conveyed to Lawrence M. Dobson and Roy M. Dobson, Trustees of the R. A. and I. B. Dobson Estates by deed recorded in the said office in Deed Book 620, page 243. This is the same property which was conveyed to James O. Bennett and James K. Smith by Lawrence M. Dobson and Roy M. Dobson, Trustees of the R. A. and I. B. Dobson Estates by deed dated Aug. 14, 1963, which deed will be recorded forthwith in the said office. And being the same property which was conveyed to mortgagor herein by James O. Bennett and James K. Smith by deed which will be recorded forthwith in the said office.