

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina 58 PH '69

COUNTY OF GREENVILLE LILLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, General J. Pruitt, Jr. and Carolyn J. Pruitt SEND GREETING:

WHEREAS, we the said General J. Pruitt, Jr. and Carolyn J. Pruitt 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 seven thousand and no/100 - - - - - (\$ 7,000.00) 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

seventy five and no/100 - - - - - (\$ 75.00) 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 we the said General J. Pruitt, Jr. and Carolyn J. Pruitt, 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, on the south side of Cannon Avenue in the City of Greer, and being designated as Lot No. 3 of the H. S. Beck property according to survey and plat by H. S. Brockman, Surveyor, dated July 7, 1941, and having the following courses and distances to wit:

BEGINNING at an iron pin on the south side of Cannon Avenue at edge of sidewalk, corner of Sanders property, formerly Terry Estate, and running thence along the said Avenue, N. 82-55 W. 70 feet to an iron pin, corner of Lot No. 2; thence S. 7-30 W. 82.8 feet to an iron pin on line of Cox property, formerly Thomas L. Smith; thence S. 85-14 E. 70 feet to an iron pin, corner of the Sanders lot; thence with line of same, N. 7-30 E. 80 feet to the beginning corner. (Plat Book L page 83)

This is the same property conveyed to Lucy Pruitt by E. F. Albritton and Jessie Albritton by deed recorded in Deed Book 251, page 308, R. M. C. Office for Greenville County, the same being devised to Wilton E. Pruitt and General J. Pruitt, Jr. and Carolyn J. Pruitt by the will of Mrs. Lucy Pruitt, filed in the Office of the Probate Court of Greenville County.

This is the same property conveyed to us by Wilton E. Pruitt by Deed dated January 16th, 1962 recorded in Deed Book 691, Page 277 in the R. M. C. Office for Greenville County.