

SEP 3 11 50 AM '69

MORTGAGE OF REAL ESTATE

BOOK 1135 PAGE 596

OLLIE FARNSWORTH

R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Carl H. Patat and Marian H. Patat SEND GREETING:

WHEREAS, we the said Carl H. Patat and Marian H. Patat

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

two thousand one hundred and no/100 - - - - (\$2,100.00) Dollars,

with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

forty two and 59/100 - - - - - (\$ 42.59) 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 Carl H. Patat and Marian H. Patat, 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 North side of West Arlington Ave., and the East side of North Ave., in the City of Greer, being more particularly designated and shown as the property of Arnold E. Brown according to survey and plat thereof by Robert E. Jordan, surveyor, dated December 8, 1954 and recorded in plat book "PF" page 235, Greenville County R. M. C. Office and having the following courses and distances, to wit:

BEGINNING at an iron pin on the North side of West Arlington Ave., corner of Ansel J. Mitchell's lot, and running thence along his line N. 12-07 E., 177.5 feet to an iron pin; thence N. 84-19 W., 45.75 feet to an iron pin on the East side of North Ave.; thence with the East side of North Ave., S. 28-20 W., 187.9 feet to the intersection of the said North Ave., and West Arlington Ave.; thence along the North side of West Arlington Ave., S. 82-38 E., 98.35 feet to the beginning corner.

This is the same property conveyed to Otis C. and Lorene W. Vaughn by Arnold Eugene Brown by deed recorded in deed book 703 page 548, Greenville County R. M. C. Office. This is the same property conveyed to us by deed by Otis C. & Lorene W. Vaughn and recorded in the R. M. C. for Greenville County.