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BOOK 1278 PAGE 304

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C.

State of South Carolina

COUNTY OF GREENVILLE

FILED  
MAY 23 12 21 PM '73  
DENNIS S. TANKERSLEY  
R.H.C.

To All Whom These Presents May Concern:

We, Ernest Anderson and Loretta E. Anderson

SEND GREETING:

WHEREAS, we the said Ernest Anderson and Loretta E. Anderson 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 Four Thousand and no/100 (\$ 4,000.00 ) 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

Fifty-Six and 55/100 (\$ 56.55 ) 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 Ernest Anderson and Loretta E. Anderson, 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-s 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, Grove Township, lying North of Grove Station, being known and designated as lots Nos. 9-10-11 and 12 on Plat of the W. M. Guest and I. N. Moody property, said plat recorded in the Register of Mense Conveyance Office for Greenville County in Plat Book S at page 187. Reference thereto will furnish full details.

This is the same property conveyed to W. M. Guest and Mary E. Elrod and I. N. Moody by deed by Leontine C. Tarrant on the 7th day of September, 1948, recorded in Book 360, page 282.

This is the same property conveyed to us by W. M. Guest and Mary E. Elrod Individually and as administratrix and Trustee under the will of I. N. Moody, Deceased, by deed dated February 13, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Book 455, page 423.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Grove Township, lying north of Grove Station, and being known and designated as lots Nos. 13 and 14 on Plat of the W. M. Guest and I. N. Moody property recorded in the R. M. C. Office for Greenville County in plat book S, page 187, and having the following metes and bounds, to wit:

"BEGINNING at a point on Moody Avenue, joint corner of Lots Nos. 12 and 13 and running thence S-47 E., 200 feet along Moody Avenue to joint corners of Lots Nos. 14 and 15; thence along line between Lots Nos. 14 and 15, 180 feet to point joint corners of Lots 14, 15, 4 and 5; thence N. 16-00 W., 180 feet to point joint corners of lots Nos. 13, 6, 7, and 12, thence along line of Lot No. 13, 212 feet to the beginning corner."

This is the same property conveyed to us by J. H. Bishop and Cora P. Bishop by deed dated May 3, 1952 and recorded in Deed Book 455, page 425, Greenville County R. M. C. Office.