

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Richmond B. Buchanan and Ruth T. Buchanan SEND GREETING:

WHEREAS, we the said Richmond B. Buchanan and Ruth T. Buchanan 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 Twenty-five Hundred and no/100 - - - - - \$ 2500.00 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

Forty and no/100 - - - - - (\$ 40.00) 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 Richmond B. Buchanan and Ruth T. Buchanan, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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 mortgagors, 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, Bates Township, located on Circle Drive, Marietta.

BEGINNING at an iron pin on Circle Drive, joint corners of lots #2 and #3, running N. 15 E. 124 feet to an iron pin; joint corner of lots #2, #3, #4 and #5, N. 9.25 W. 88 feet to an iron pin on Highland Circle; thence, S. 19 E. 19 feet to bend in street, thence, S. 3.45 E. 107 feet to an iron pin on Circle Drive; N. 86-15 E. 76.5 feet to an iron pin at beginning corner and being lot #2 of property of P. D. Jarrard, surveyed and platted by W. P. Morrow on June 17th, 1950 and being a portion of the land conveyed to P. D. and W. H. Jarrard September 9th, 1939, recorded in Book 200 Page 9.

This is the same lot of land conveyed to us by Deed by P. D. Jarrard, dated November 5th, 1951, and recorded in R. M. C. Office for Greenville County in Book 445, Page 325.