

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Lewis Y. Owensby and Bernice H. Owensby - - - - - SEND GREETING:

WHEREAS, we the said Lewis Y. Owensby and Bernice H. Owensby 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 - - - - - (\$2,500.00) 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 Lewis Y. Owensby and Bernice H. Owensby, in consideration of the said debt and sums 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 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, O'Neal Township, in Washington School District, lying on the West side of the McElhaney Road, being bounded on the North by lands of Lee Green, on the East by the said road and lands of Vernon Sloan, on the South by an 8 acre tract conveyed by I. E. Duncan to J. A. Morgan and on the West by lands of Mrs. Sunky McAbee and being all of the same tract of land conveyed to Grace G. Holtzclaw by I. E. Duncan by Deed dated the day of 1951 which deed is recorded in the Office of R. M. C. for Greenville County in Vol. at page, and having the following courses and distances:

BEGINNING on a stake in the said road and on the Lee Green line, and runs thence with the said line, N. 56-35 W. 919 feet to a stone on the McAbee line; thence with the McAbee line S. 30-15 W. 525 feet to an iron pin on said line and joint corner of the tract sold by I. E. Duncan to J. A. Morgan; thence with the J. A. Morgan line S. 61-13 E. 448 feet to an iron pin west of the branch; thence down or parallel with the said branch, S. 28-00 E. 101 feet to an iron pin west from the branch; thence continuing with the Morgan line S. 61-13 E. crossing the branch 501 feet to a stake in the said McElhaney Road; thence with said Road N. 28-00 E. 350.5 feet to an angle in road; thence N. 21.00/feet to the beginning corner and containing Eleven and Six-Tenths (11.6) acres, more or less.

This is the same lot of land conveyed to us by Grace G. Holtzclaw by Deed dated May 2, 1952, to be recorded in R. M. C. Office for Greenville County.

[Handwritten notes and signatures at the bottom of the page]