

GREENVILLE, S. C.
MORTGAGE OF REAL ESTATE

BOOK 1201 PAGE 452

State of South Carolina

COUNTY OF GREENVILLE

FILED
AUG 5 2 56 PM '71
OLLIE FARNSWORTH
R. H. C.

To All Whom These Presents May Concern:

We, W. Donald Owens and Hubert B. Ellison

SEND GREETING:

WHEREAS, we the said W. Donald Owens and Hubert B. Ellison
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
twelve thousand eight hundred and no/100----- (\$12,800.00) 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

one hundred twenty two and 33/100----- (\$122.33) 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 W. Donald Owens
and Hubert B. Ellison, 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 we 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, Chick
Springs Township, located in the City of Greer on the Southern side of
West Poinsett St. and the Eastern side of Calvery St., and being shown
on plat of property made for W. Donald Owens and Hubert B. Ellison by
Piedmont Engrs. & Architects, dated July 27, 1971 and having the following
metes and bounds, to wit:

BEGINNING on the Southeastern intersection of West Poinsett St.,
and Calvery St., and running thence along the Southern side of West
Poinsett St., S. 88-38 E., 69.9 feet to iron pin at corner of R. A.
Ford; thence with R. A. Ford; S. 10-35 W., 145.8 feet; thence N. 81-41
W., 73.4 feet to the East side of Calvery St.; thence N. 12-00 E., 137.5
feet to the beginning corner.

This is part of deed recorded in deed book 908 page 60, Greenville
County R. M. C. Office.