

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, L. P. Fickett and Frances L. Fickett SEND GREETING:

WHEREAS, we the said L. P. Fickett and Frances L. Fickett

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

Fifteen Hundred (\$ 1500.00) 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

Twenty-four (\$ 24.00) 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 L. P. Fickett and Frances L. Fickett, 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, Chick Springs Township, about four miles northwest from the City of Greer, lying on the West side of the St. Mark Road and having the following courses and distances, to wit:-

BEGINNING on a nail and stopper in the center of the said St. Mark Road, joint corner of Lot No. 1 of the Jacob Hodge Estate, and runs thence with the common line of Lot No. 1 and the lot being conveyed N 45-57 W 451 feet to iron pin on the McCaulley line; thence with the said line N 13-57 E 121 feet to iron pin on the said line; thence a new line S 43-45 E 484.5 feet to a nail and stopper in the center of the road (iron pin back on line at 24 feet); thence with the said road S 26-20 W 90 feet to the beginning corner, containing ONE (1) ACRE, more or less. This is the same lot of land conveyed to us by C. S. Murry and Rosa H. Murry by DEED dated August 2nd, 1950.

Paid Oct. 15, 1954

Witness: J. B. McBarney

Citizen B. & L. Association Greer, S. C. W. A. Mellock, Secy-Treas.

RECORDED AND INDEXED IN BOOK 19 OCT 15 1954 Cecil Farnsworth 3:42 P. 20935