

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, James Roscoe Greer

SEND GREETING:

WHEREAS, I the said James Roscoe Greer in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Two Hundred----- (\$ 200.00) 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

Three & 20/100----- (\$ 3.20) 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 I the said James Roscoe Greer

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 me 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, in Chicks Springs Township, near St. Mark M.E. Church (Colored), lying on the west side of the St. Mark Road, being bounded on the north by property of the St. Mark Church and Lot. # 11, on the east by St. Mark Church property, and the said St. Mark Road, on the south by Lot. # 9, and on the west by Lot. # 11, and being shown as Lot. # 10 on plat of property of King Greer Estate, said plat made by J. Earle Freeman in March 1938, and having the following courses and distances to wit: BEGINNING on an iron pin on the east edge of the said St. Mark Road, joint corner of the St. Mark Church property, and runs thence with the St. Mark Church property line N. 65 1/2W. 4.04 chains to an iron pin, joint corner of the Church lot and Lot. # 11, thence with the dividing line of lots 10 and 11 S. 79 1/2 W. 1.88 chains to an iron pin, joint corner of lots # 10 and 11, thence continuing with the dividing line of Lot. # 10 and 11 S. 64-00 W. 1.74 chains to an iron pin, joint corner of Lots. # 9, 10, 11, and 12, thence with the dividing line of Lots # 9 and 10 S. 48 1/2 E. 2.96 chains to an iron pin, joint corner of lots 9 and 10; thence continuing with the dividing line of lots 9 and 10 S. 52 3/4 E. 3.98 chains to an iron pin on the east edge of the said St. Mark road, thence with the east edge of said road N. 26 3/4 E. 1.77 chains to the beginning corner, and containing One (1) acre, more or less.

ALSO ALL that other certain piece, parcel and lot of land situate, lying and being in the State and County aforesaid, O'Neal Township, being shown and designated as Lot. # 3 on said plat, being bounded on the northeast by lot. # 4, on the southeast by Lot. # 2, on the Southwest by lands of Mary Barton and on the northwest by lands of Mrs. Sloan Black, lying on both sides of a branch, and having the following courses and distances to wit: BEGINNING on an iron pin on the Mary Barton line, joint corner of Lot. 2 and 3, and runs thence with the Barton line N. 47-00 W. 8.68 chains to a stone and Red Oak, thence with the Mrs. Sloan Black line N. 65 1/4 E. 6.26 chains to an iron pin on the said line, joint corner of Lots 3 and 4, thence with the dividing line of Lots. 3 and 4, S. 46 3/4 E. 8.69 chains to an iron pin.

OVER

Handwritten notes: Paid Jan. 18, 1951; Citizens B. & L. Association; B.A. Bank of Trade; By: A.B. McHenry; 24; 10; 1887