

State of South Carolina

COUNTY OF Greenville

FILED
GREENVILLE, CO. S. C.AUG 3 12 30 PM '70
OLLIE FARNSWORTH
R. H. C.

To All Whom These Presents May Concern:

We, Claude Irvin and Ruby Irvin

the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by our certain promissory note in writing, of even date with these Presents, am well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of Five thousand, four hundred -----

to be paid in monthly installments of \$ 70.31 commencing on the 25 day of August 1970 DOLLARS, and on the 25 day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due and payable on the 25th day of July, 1979.

with interest thereon from date at the rate of 8% per centum per annum, to be computed and paid monthly, as stated above, until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as lot number 3 on plat of G. D. Collier property, according to plat made by H. S. Brockman, May 21, 1947, and entered for record in the R. M. C. Office for Greenville County on June 17, 1947, and having, according to said plat, the following metes and bounds, to wit: (Flat Book R. Page 21)

BEGINNING at a point on the northeast side of Dan Street, joint corner of Lots Nos. 2 and 3 and running with Dan Street N. 80-00 W. 56.5 feet to corner of Lot No. 4; thence with line of Lot No. 4 N. 10-00 E. 100 feet to joint rear corner of said lots; thence S. 80-00 E. 56.5 feet to corner of Lot No. 2; thence with line of Lot No. 2 S. 10-00 W. 100 feet to the beginning corner.

As a portion of the purchase price, grantees assume and agree to pay the balance of that certain mortgage by G. D. Collier, recorded in Mortgage Vol. 366, page 6, said balance as of December 31, 1955, being \$2,789.20.

This property is the same as conveyed to grantor by G. D. Collier by deed dated July 10, 1947, recorded in the R. M. C. Office in Deed Book 315, page 186.