

FILED
GREENVILLE CO. S. C.

State of South Carolina

COUNTY OF GREENVILLE

SEP 23 10 22 AM '70
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

James F. Durham
the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of Fifteen Thousand & No/100ths (\$15,000.00)-----

DOLLARS,

to be paid in monthly installments of \$154.97 commencing on the 30th day of October, 1970 and on the 30 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 30 day of September, 1983.

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 situate, lying and being in Greenville County, State of South Carolina, and having the following metes and bounds according to a plat of said property made by Piedmont Engineering Service, September, 1951, and being recorded in Plat Book VV, at page 39, in the R.M.C. Office for Greenville County, the courses and distances according to said Plat being as follows:

BEGINNING at an iron pin on the northeast corner of Grumbles property and in line of property now or formerly owned by Viola G. Frady and corner of right-of-way of Southern Railway Company and running thence S. 10-30 E. 1157.7 feet to an iron pin at or near Poinsett Branch; thence S. 48-24 W. 233.2 feet to an iron pin; thence S. 81-00 W. 129.8 feet to a point in or near Poinsett Branch; thence continuing along said branch S. 79-07 W. 180.2 feet to an iron pin; the same being 15.1 feet from the bank of Poinsett Branch; thence N. 13-00 W. 699.5 feet to an iron pin along property now or formerly owned by Ransom Vaught and Lillie Mae Vaught; thence continuing along the Vaught line; N. 3-00 E. 151 feet to twin poplars; thence continuing along the Vaught line, N. 19-00 W. 208.6 feet to an iron pin; thence continuing along the Vaught property, N. 12-00 W. 274 feet to an iron pin; thence S. 88-00 W. 146.4 feet to an iron pin on east side of Saluda Dam Road; thence along the eastern side of Saluda Dam Road N. 4-40 E. 55.8 feet to an iron pin in a county road; thence N. 88-04 E. 70 feet to an iron pin; thence S. 1-56 E. 25 feet to an iron pin; thence N. 88-04 E. 614.7 feet to an iron pin at the beginning corner, containing 16.18 acres, more or less, LESS, a small piece of property heretofore conveyed to William B. Carroll, said deed recorded in Deed Book 669 at page 220, in the R.M.C. Office for Greenville County.

This is the identical property conveyed to the Mortgagor herein by Deed of Leila Grumbles, dated April 17, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 888 at page 186, on April 17, 1970.