MAINAI

THE SECTION

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

To All Miron Chase Bresents May Concerd: | James H. Summey

the Mortgagor(s), SEND GREETING:

hereinaster called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents.

1.3 well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgages, in the full and just sum of

Ten Thousand and No/100 (\$10,000.00)

to be paid in monthly installments of \$100.54 commencing on the 10thlay of March, 1972
and on the 10thlay 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 10thly of February , 1985.

with interest thereon from date at the rate of 712 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 Mortgagor 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 Mortgagor 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 Mortgagor, its Successors, and assigns, forever:

All that certain lot of land lying in the State of South Carolina, Chick Springs Township, in the City of Greer, Northern side of Randall Street, shown as Lot 3 on plat entitled "Property of W. C. Chandler Estate" prepared by John A. Simmons, 8-26-63, recorded in Plat Book EEE at page 17, and being further described according to said plat as follows:

BEGINNING at an iron pin on the Northern side of Randall Street, at the joint corner of Lots Nos. 2 and 3 and running thence along the lines of Lot No. 2 and Lot No. 3, N. 10-34 W. 107.45 feet to an iron pin on the Southern edge of a 15-foot alley; thence along the Southern edge of said alley N. 79-48 E. 45.15 feet to an iron pin; thence S. 10-34 E. 107.45 feet to an iron pin on the Northern side of Randall Street; thence along the Northern side of Randall Street, S. 79-48 W. 45.15 feet to the beginning corner. The western line of the above property runs along the center of the wall of a building located upon the above-described property and the Grantor intends to convey all of its right, title and interest in and to the said party wall and any and all easements of the Grantor thereto, subject to any rights of the adjoining landowner.

Being the same property conveyed to the Mortgagor by Deed of McKinney & Jones Real Estate Corp., dated February 3, 1972, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 935 at page 336.

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