

State of South Carolina }  
COUNTY OF GREENVILLE

GREENVILLE COUNTY

To All Whom These Presents May Concern:

I, Jerry Brooks

SEND GREETING:

WHEREAS, I the said Jerry Brooks

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 Four Thousand and No/100 ----- (\$ 4,000.00 ) Dollars, with interest from the date hereof at the rate of nine per cent ( 9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Fifty and 68/100 -----

----- (\$ 50.68 ) 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 Jerry Brooks in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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, lot of land in Riverside Park, lying on the Southern side of Riverside Drive and being designated as lot number TEN (10) according to a survey made by W. M. Willis Engineers, May 8, 1953, recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", Page 27, and having according to said survey the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Riverside Drive at the joint front corners of Lots 12 and 10 and running thence along said Riverside Drive 20.5 feet to an iron pin; thence continuing along said Riverside Drive 64 feet to an iron pin at the joint corners of Lots 10 and 8; thence S. 25-40 W., 100 feet to an iron pin; thence S. 60-15 W., 60 feet to an iron pin; thence N. 47-23 W. 50.5 feet to an iron pin at the joint corners of Lots 12 and 10; thence N. 25-40 E., 116.4 feet to the point of beginning.

This is the same conveyed to Mattie Pooker by Taylors Lumber Company, Inc., by deed recorded in deed book 861 page 359, Greenville County R. M. C. Office.

This is the same conveyed to me by Mattie Pooker by deed dated April, 1973 recorded in the R. M. C. Office for Greenville County.

ALSO: All that piece, parcel or tract of land in State and County aforesaid, in Chick Springs Township, in the Town of Taylors, known and designated as lots number Three (3) and Two (2) on plat of Riverside Park, recorded in R. M. C. Office for Greenville County in plat book QQ page 26-27 and according to said plat having the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Riverside Drive at the joint corners of Lots Nos. 3 and 8 and running thence on South side of Riverside Drive, S. 68-07 E., 136 feet to intersection of Riverside Drive and a street; thence along the western side of said street, S. 27-30 W., 120 feet to joint corner of lots Nos. 1 and 2; thence along the line of lot No. 2, N. 65-40 W., 96 feet; thence along the line of lot No. 2 and 3, N. 6-40 E., 122 feet to the beginning corner.

This is the same property conveyed to me by Winder Clay by deed dated May 31, 1972 recorded in R. M. C. Office for Greenville County, deed book 945, page 134.

(continued)

1332

4328 RV-2