

BOOK 490 PAGE 454

FILED  
GREENVILLE CO. S. C.

The State of South Carolina,  
County of GREENVILLE

FEB 12 11 10 AM 1951

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

JACK A. RAMSEUR

SEND GREETING:

Whereas, I, the said Jack A. Ramseur hereinafter called the mortgagor(s) in and by MY certain promissory note in writing, of even date with these presents, am well and truly indebted to The South Carolina National Bank of Charleston (Greenville Branch) hereinafter called the mortgagee(s), in the full and just sum of Five Thousand and No/100 - - - - -

- - - - - DOLLARS (\$ 5,000.00 ), to be paid as follows: Due and payable one year from date hereof.

, with interest thereon from date at the rate of four and one-half percentum per annum, to be computed and paid semi-annually

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, then 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, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness at attorney's 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 I, 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(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to ME, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 The South Carolina National Bank of Charleston, its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Saluda River, in Greenville Township, Greenville County, S. C., containing one acre according to a survey of the Property of Jack Ramseur made by Pickell & Pickell, Engineers, September 6, 1947, being shown on said plat as Tract "C", and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast bank of Saluda River at corner of tract heretofore conveyed by W. W. Pate to Dr. J. E. Crosland and running thence with said Crosland line N. 86-50 E. 388 feet to an iron pin at corner of other property of W. W. Pate; thence along line of W. W. Pate's other property, N. 16-12 W. 183.4 feet to an iron pin on South bank of Saluda River; thence continuing N. 16-12 W. 10 feet to a point at edge of water line; thence down said river following the water line to a point (the traverseline being S. 70-48 W. 221 feet); thence continuing down said river with the water line to a point (the traverse lines being S. 35-48 W. 95 feet; S. 55-45 W. 86 feet), the beginning corner.

TOGETHER with all right, title and interest of the Mortgagor in and to that certain strip of land used as a means of ingress and egress to the above described property and of abutting owners and to that certain 18 foot proposed road used as a means of ingress and egress to a hard surfaced road leading from the White Horse Road to the E. W. Montgomery Lodge known as Piney Point.