

FILED GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

MAY 22 10 29 AM 1953

State of South Carolina

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern:

I, James A. Terry - - - - - SEND GREETING:

WHEREAS, I the said James A. Terry

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 Thirty-two Hundred & no/100 - - - - - (\$ 3,200.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Fifty One & 20/100 - - - - - (\$ 51.20) 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 James A. Terry, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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, Chick

Springs Township, on the East side of the Buncombe Road, about 1 mile West of the Town of Greer, S. C., and having the following notes and bounds to wit:-

BEGINNING at an iron pin in the Buncombe Road, the Northwestern corner of said tract and runs thence N. 60 E. 397 feet to an iron pin; thence along the line of land now and formerly owned by C. L. King S. 64 E. 228 feet to an iron pin; thence S. 60 W. 513 feet to an iron pin in the center of the said Buncombe Road; thence along the said Buncombe Road 190 feet to the beginning corner.

This is the same tract of land conveyed to C. C. Pearson by deed by W.H. Goley and recorded in the Office of the R. M. C. for Greenville County in Volume 240, page 422.

This is the same property conveyed to me by C. C. Pearson by deed dated July 31, 1943, and recorded in R. M. C. Office for Greenville County in Vol. 255, page 237.