

FILED
GREENVILLE CO. S. C.

BOOK 674 PAGE 233

State of South Carolina

APR 10 11 05 AM 1955

County of ~~Richland~~ GREENVILLE

LILLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

I, Ernest R. Allen,

SEND GREETINGS:

Whereas, I the said Ernest R. Allen in and by my certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of Seven Hundred and no/100's Dollars, (\$ 700.00) payable at the offices of said Association at Easley, South Carolina, with interest at the rate of Six per centum (6%) per annum, to be repaid in installments of Twenty Two and 50/100's (\$ 22.50) Dollars, due and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid, said monthly installment to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to principal; all interest, not paid when due to bear interest at 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 thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I , the said Ernest R. Allen

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me , the said Ernest R. Allen

, in hand and truly paid by the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, its successors or assigns:

"ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, containing Two and thirty-five hundredths (2.35) acres, more or less, known and designated as Tract No. 9 of the subdivision of the property of Henry D. Stansell Estate, according to a survey and plat made by J.Coke Smith, Surveyor, May 9, 1949, and having the following metes and bounds, to-wit: BEGINNING at a point in the center of a hard surfaced road leading from the old Georgia Road to Pelzer, at the southwest corner of Tract No. 10, and running thence with line of Tract No. 10, N. 16-15 W. 396 feet to pin in line of Allen property; thence with line of last mentioned property, S. 83-13 W. 242 feet to corner of Tract No. 8; thence with line of Tract No. 8 S. 16-15 E. 436 feet to point in center of said hard surfaced road; thence along the center of said road N. 74 E. 245 feet to the BEGINNING corner; being the same land conveyed to Ernest R. Allen by Charles W. Patterson by deed dated June 6, 1950, recorded in Book of Deeds 411, at page 547, in the office of the Clerk of Court for Greenville County, South Carolina."

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns forever. And I (we) do hereby bind myself (ourselves), my (our) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, from and against myself (ourselves), my (our) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.