

FILED

MAY 31 1961 A.M.

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BOOK 859 Page 195



Mrs. Ollie Farnsworth
Notary Public

The State of South Carolina

COUNTY OF GREENVILLE

J. D. Spears
TO

SHELL HOMES, INC.
of Anderson, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, J. D. Spears

hereinafter called the Mortgagor, are well and truly indebted to SHELL HOMES, INC. of Anderson, SC hereinafter called the Mortgagee, in the full and just sum of Forty-six hundred sixty-two and no/100 Dollars, evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference, payable in Eighty-four monthly installments of Fifty-five and 50/100 Dollars each, the first installment being due and payable on or before the 15th day of July, 1961, with interest at the rate of six per cent. (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further promised and agreed to pay ten per cent. (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid at and before the sealing and delivery 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 Mortgagee, all that tract or lot of land lying, being and situated in GREENVILLE County, State of South Carolina and described as follows, to wit:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, containing (1/4) acre, more or less. Said tract being a part of a 4.55 acre tract of land deeded to Otis Scott, by Sunie H. Smith and Ethel S. Jones as Executrices, in deed dated Nov. 12, 1946 and recorded Nov. 19, 1949 in book "N" Page 203 in the office of Clerk of Court for Greenville County, State of South Carolina.

BOUNDED AS FOLLOWS: on the West and East by Otis Scott, on the North by Public Road, and on the South by Public Road.
MEASURING as follows: BEGINNING 524 feet in a Westerly direction on Public Road on the South of said property from Iron pin where property of Otis Scott joins Hardy Austin on Southeast corner on Public Road, and continuing along said Public Road in a Westerly direction for a distance of 50 feet, thence in a Northerly direction for 195 feet, thence in an Easterly direction along Public Road for a distance of 90 feet, thence in a Southerly direction for 195 feet to point of beginning.

"The above described land is intended to be, and shall include the parcel of land upon which Shell Homes Inc. of Anderson will build a Calhoun type Shell home, in, or about May, 1961, for J. D. Spears."