

BOOK 1320 PAGE 316

THE STATE OF SOUTH CAROLINA
COUNTY OFFILED
GREENVILLE CO. S. C.

AUG 20 11 37 AM '71

To All Whom These Presents May Concern:

SEND GREETING:

Whereas I **RALPH E. SNIPES**, the said **RALPH E. SNIPES**
in and by a certain promissory note in writing, of even date with these
Presents, am well and truly indebted to **MAE BOBO PEARSON**
in the full and just sum of **TEN THOUSAND DOLLARS (\$10,000.00)**
, to be paid **ONE (1) year from date**

, with interest thereon from date
at the rate of **9** per centum per annum, to be computed and paid **quarterly**
until paid in full; 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, 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 promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 **RALPH E. SNIPES**, the said **RALPH E. SNIPES**
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said
MAE BOBO PEARSON according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me **RALPH E. SNIPES**
, in hand well and truly paid by the said **MAE BOBO PEARSON**
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 **MAE BOBO PEARSON**, her heirs and assigns

TRACT I:

All that lot of land situate on the western and northern side of East Lake Shore Drive in the County of Greenville, State of South Carolina, being shown as a tract containing 1.5 acres including a portion of Lot 343 and Lot 344 on a Plat of Lake Lanier recorded in Plat Book G at Page 64 and also being shown as a tract containing 1.5 acres on a Plat of Property of J. Calhoun, dated September 5, 1968, prepared by W.N. Willis, Engineers, recorded in Deed Book 853, Page 274 in the RMC Office for Greenville County and having according to the said Plat, the following metes and bounds TO-WIT:

BEGINNING at an iron pin on the western side of East Lake Shore Drive at the southeastern corner of 0.2 acre tract and running thence with East Lake Shore Drive S. 29-00 E. 264 feet to an iron pin; thence still with said drive S. 34-32 E. 100 feet to an iron pin; thence S. 50-30 W. 35 feet to an iron pin on East Lake Shore Drive; thence N. 52-00 W. 150 feet to an iron pin; thence still with said Drive N. 55-05 W. 232 feet to an iron pin; thence still with said drive N. 46-12 W.

0316

4328 RV-2