

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

James B. Bowers, Jr.

SEND GREETING:

WHEREAS, I the said James B. Bowers, Jr.

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

Four Thousand and No/100 ----- (\$ 4,000.00) Dollars,

with interest from the date hereof at the rate of Nine per cent (9 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of

One Hundred Twenty Seven & 20/100 ----- (\$ 127.20) 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 B. Bowers, Jr., in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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 mortgagee, 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, O'Neal Township, about 6 miles north from Greer, lying on the north side of the road that leads from Mr. Lebanon Road, having following metes and bounds:

Beginning on a stake in the north edge of said road and on the T. H. Gibson line and being the joint corner of the Bruce land, and runs thence with the T. H. Gibson line N4-00E, 208.6 feet to a stake on said line; thence N86-00W, 208.6 feet to a stake; thence S4-00 W. 208.6 feet to a stake on or near the center of the said road (stake also back on line on the north bank of the road); thence with the said road S86-00 E, 208.6 feet to the beginning corner, containing 1 acre more or less.



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