

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 9 11 53 AM '73

DONNIE S. TANNERSLEY
R.M.C.

BOOK 1355 PAGE 469

To All Whom These Presents May Concern:

I, Robert Douglas Walker

SEND GREETING:

WHEREAS, I the said Robert Douglas Walker

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 Twenty-four Thousand and No/100 -----(\$ 24,000.00) 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 Two Hundred Fifteen and 94/100 -----

-----(\$ 215.94) 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 Robert Douglas Walker, 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 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, lying and being located approximately three (3) miles North of Greer, shown on a plat prepared for Robert Douglas Walker by Tri-State Surveyors, dated November 24, 1973, to be recorded, and according to said plat having the following boundaries and measurements:

PARCEL A

Beginning at an iron pin in the Southwesternmost corner where said tract intersects with property designated as Holliday Hill Subdivision and undesignated property and running N. 20° 00' W. for a distance of One Hundred Seventy-five (175') feet along property undesignated to an iron; thence turning N. 75° 45' E. for a distance of Two Hundred Sixty (260) feet along property of E. R. Minus to an iron pin; thence continuing N. 75° 45' E. for a distance of Forty (40') feet along Parcel B. to an iron pin; thence turning and running S. 20° 00' E. for a distance of One Hundred Seventy-five (175') feet along property of E. R. Minus to an iron pin; thence turning S. 75° 45' W. for a distance of Three Hundred (300') feet along property designated as Holliday Hill Subdivision to the iron at the point of commencement.

PARCEL B

Beginning at an iron pin in the Southwesternmost corner where said tract intersects with property of E. R. Minus and right of way of Holliday Road and running N. 68° 45' W., for a distance of Two Hundred Ninety-Nine and 9/10 (299.9') feet along property of E. R. Minus to an iron pin; thence turning and running S. 75° 45' W. for a distance of Forty (40') feet along property designated as Parcel B. to an iron pin; thence turning and running N. 14° 15' W. for a distance of Fifty (50') feet to an iron pin, thence turning and running N. 75° 45' E. for a distance of Forty (40') feet to an iron pin, thence turning and running S. 87° 03' E. for a distance of Thirty and 6/10 (30.6') feet to an iron pin, thence turning and running S. 68° 45' E. for a distance of Three Hundred Four and 1/10 (304.1) feet to an iron pin all along property of E. R. Minus; thence turning and running S. 26° 04' W. for a distance of Fifty and 5/10 (50.5) feet along the right of way of Holliday Road to the iron pin at the point of commencement.

This conveyance is made subject to restrictions, conditions and easements

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