

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1367 PAGE 47

MAY 7 11 53 AM '76

DONNIE S. TARKERSLEY
R.H.C.

To All Whom These Presents May Concern:

I, James P. Chapman, Sr.

SEND GREETING:

WHEREAS, I the said James P. Chapman, Sr.

in and by my certain promissory note in writing of even date with these Presents, as well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Five Hundred and No/100 ----- (\$ 500.00) Dollars, with interest from the date hereof at the rate of five percent (5 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Twenty-seven and 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 P. Chapman, Sr.

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, Chick Springs Township, located on the Northwest side of West Pinsett Street and being shown on plat of property made for James P. Chapman, Sr., by Kelfe & Hickey, Inc., surveyors, dated April 1, 1976, which plat is to be recorded and having the following courses and distances, to wit:

Beginning at an iron pin on the Northwest side of West Pinsett Street on the inside side of sidewalk in the center of a brick wall, joint corner of Eunice E. Drake (Grand Theater) and running thence along the inside side of sidewalk of West Pinsett Street, N. 89-02 W., 21.23 feet to center of a brick wall, corner of that lot conveyed to Belle S. Cunningham (deceased) by deed recorded in deed book 515 page 433, Greenville County R. M. C. Office; thence N. 30-58 E., 152.53 feet along the outside side of at least one brick wall (this line to include at least one brick wall) to a wall and cap in an alley; thence S. 89-45 E., 21.65 across lot No. F (plat book W, page 191) to a pin at the wall of Eunice E. Drake property (Grand Theater); thence along this wall and through the center of wall of this property S. 31-15 W., 152.67 feet this line has two walls and one of walls along this property is included in this line, to the beginning corner. This is a part of the property conveyed to Isabel Baxter Cunningham, Wineta Earle Cunningham, and Virginia Sterrett Cunningham by deed recorded in deed book 515 page 462.

ALSO: unto James P. Chapman, Sr. his heirs and assigns the right of ingress and egress to and from the within described property over the remainder of lot No. F as shown on plat book W page 191 to alley shown on plat book 282 page 198, Greenville County R. M. C. Office and alley as described in deed book 445 page 347, Greenville County R. M. C. Office and alley now located on lot No. E as shown on said plat's.

This is the same property as conveyed to me by Isabel Baxter Cunningham, Wineta Earle Cunningham and Virginia Sterrett Cunningham by deed dated May 4, 1976 to be recorded in the R. M. C. Office for Greenville County.

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