

APR 8 11 53 AM '77
L. W. STANFORD
R.M.C.

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

It, Bowick Carpets, Inc.

SEND GREETING:

WHEREAS, it the said Bowick Carpets, Inc.

in and by its certain promissory note in writing of even date with these Presents, is well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of -----Forty Thousand and No/100 -----(\$ 40,000.00) 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 -----Four Hundred Thirty-five and 88/100

-----(\$ 435.88) 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 it the said Bowick Carpets, Inc., 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 it 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, Chick Springs Township, on the Southern side of Wade Hampton Blvd., (US Highway No. 29) and being shown on plat made for Bowick Carpets, Inc., by John A. Simmons, (Tri-State Surveyors), dated March 15, 1977 and being shown as part of the property on plat of Charles E. Miller, recorded in plat book 5-C page 72, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING at pin on the southern edge of right of way of said highway at corner of T. Dan Owens and running thence with Owens, S. 22-25 E., 210 feet to pin; thence S. 67-35 W., 50 feet to new corner; thence N. 22-25 W., 210 feet through the center of wall in building on this lot and lot of Charles E. Miller, Jr. to new corner on southern edge of right of way of said highway; thence along the line of right of way of said highway, N. 67-35 E., 50 feet to the beginning corner. Together with the right of ingress and egress over the adjoining property of Charles E. Miller, Jr., unto Bowick Carpets, Inc., its successors and assigns. That Bowick Carpets, Inc. shall have the right to use septic tank located on the property of Charles E. Miller, Jr., and pay one-half of the maintenance for same. This is a part of the property conveyed to Charles E. Miller, Jr., by deed of M. A. Parnell recorded 9-14-70 in deed book 898 page 210 and by T. Dan Owens, recorded 9-27-73 in deed book 985 page 15, Greenville County R. M. C. Office.

It is intended to conveyed Bowick Carpets, Inc. a one-half interest in the common wall of the building located on the above described property and if either Charles E. Miller, Jr. or Bowick Carpets, Inc. should remove his or its building the common wall shall remain.

This is the same property as conveyed to Bowick Carpets, Inc. by Charles E. Miller, Jr. by deed dated April 7, 1977 to be recorded in the R.M.C. Office for Greenville County.

APR 8 1977
L. W. STANFORD
R.M.C.

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