

R. H. C.

FILED

GREENVILLE CO. BOOK

930 PAGE 101

State of South Carolina

COUNTY OF Greenville

JUL 31 3 35 PM 1963

To All Whom These Presents May Concern:

I, John W. Sanders,

hereinafter called

the Mortgagor(s); SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to F. G. James Estate

Ten Thousand (\$10,000.00) hereinafter called Mortgage, in the full and just sum of ----- DOLLARS.

to be paid as follows: \$97.59 on September 10, 1963, with like payments to become due on the same day of each successive month thereafter; any balance if not sooner paid, to become due and payable ten years from the date hereof,

with interest thereon from date at the rate of six per centum per annum, to be computed and paid monthly

until paid in full, all interest not paid when due to bear interest at the 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's 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 the said Mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee, F. G. James Estate, its Successors and Assigns:

All that parcel, piece, or lot of land, with the buildings and improvements thereon, situate, lying and being on the north side of the National Highway No. 29, about one mile west from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as Lots No. 1 and 2 of the property of the W. H. Brockman Estate according to survey and plat by Dalton & Neves, recorded in Plat Book "H", page 132, R. H. C. Office for Greenville County, resurveyed and platted as the property of John W. Sanders by H. S. Brockman, Surveyor, on May 22, 1948, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on National Highway No. 29, corner of Lot No. 3, exactly 115 feet from Park Avenue, and running thence N. 12-00 E. 200 feet to an iron pin on line of Lot No. 4; thence S. 78-00 E. 94.5 feet to an iron pin on line of I. P. Few property; thence S. 26-05 E. 64 feet to an iron pin; thence S. 11-30 E. 163.5 feet to concrete monument on margin of highway; thence N. 78-00 W. 200 feet along said highway to the beginning corner.