

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. P. Eldridge

SEND GREETING:

WHEREAS, I the said J. P. Eldridge

in and by my certain promissory note in writing of even date with these Presents, well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Twenty-two Hundred----- (\$ 2200.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Thirty-five & 20/100----- (\$ 35.20) 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

J. P. Eldridge

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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, in Neal

Township, about six miles north of Greer, and lying on the west side of the May's Bridge Road, and described as follows:

BEGINNING at a point or pin in the center of said road five (5) feet north of the southwest corner of #.45 acre tract of W. E. Duncan, as shown on the plat of property of C. A. Edwards, made by H. S. Brockman, Surveyor, June 5, 1943, and running thence in a southerly direction 210 feet to a point or pin; thence in a northerly or northwest direction 420 feet to a point or pin on the line between Gary J. Davis and Mitchell land as shown on said plat; thence with said line between Gary J. Davis and Mitchell S. 46.40 E. 210 feet to point or pin in center of May's Bridge Road, joint corner between Gary J. Davis and said W. E. Duncan tract of 3.45 acres; thence with the center of said road S. 2.35 E. 420 feet to the beginning corner, containing two acres, more or less, and being a part of the land conveyed to Gary J. Davis by deed from I. E. Duncan and Nora Mae Duncan, dated November 14, 1946, and recorded in Deed Book 302, at page 242.; also being the same tract and piece of land conveyed to me by Deed from Gary J. Davis, dated November 15, 1949, and recorded in office of R. M. C. for Greenville County in Vol. 396, at page 131.

Paid 7-28-54

*Witness:
Jorge H. Miller*

*Citizens B. & L. Association
Greer, S.C.*

*Sept. 54
J. P. Eldridge*

By: H. B. McHenry

2:50 P.M. 2023

Notary Public