

State of South Carolina  
County of ~~Dundee~~ <sup>GREENVILLE</sup>

LOT 2 5 0111

To All Whom These Presents May Concern:

I, S. M. Franks

SEND GREETINGS:

Whereas, I the said S. M. Franks in and by my certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of Six Thousand and No/100- - - - - Dollars, (\$6000.00) payable at the offices of said Association at Easley, South Carolina, with interest at the rate of Six per centum (6%) per annum, to be repaid in installments of 7 months and thereafter the sum of \$60.00 - - - - - for the first 24 Dollars, due and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid, said monthly installment to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to principal; all interest, not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said S. M. Franks, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said S.M. Franks, in hand and truly paid by the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, its successors or assigns:

"All those lots of land in Greenville County, State of South Carolina, in Greenville Township, being known and designated as a small portion of lot 77 and all of lots 78 and 79, as shown on a plat of City View Annex, recorded in Plat Book G at Pages 153 and 154, and being more particularly described according to a recent survey of J. C. Hill as follows:  
" BEGINNING at an iron pin on the South side of the Marion Road, joint front corner of lots 77 and 78, and running thence through lot 77, S. 30-30 E. 189.9 feet to an iron pin in rear line of lot 77; thence S. 46-0 W. 104.5 feet to an iron pin, joint rear corner of lots 79 and 80; thence with joint line of said lots, N. 29 W. 236.5 feet to an iron pin in the South side of Marion Road; thence with said Road, N. 85-30 E. 12 feet to a point; thence still with said road, N. 70-30 E. 87.2 feet to the point of beginning."

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.  
TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns forever. And I (we) do hereby bind myself (ourselves), my (our) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, from and against myself (ourselves), my (our) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.

RECORDED AND INDEXED BY PROCEEDS  
DAY OF  
A. M. FOR GREENVILLE COUNTY, S. C.  
1952