

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Donald N. Black -

SEND GREETING:

WHEREAS, I the said Donald N. Black

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Three Thousand & no/100 - (\$ 3000.00) 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

Forty-eight & no/100 - (\$ 48.00) 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 Donald N. Black, 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, O'Neal Township, near Washington Baptist Church, lying on East side of the McElhany Road, bounded on the North by lands of L. C. Green, on the East by lands of Dan Ray, Ross and Wesley Bailey, on the South by lands of Mrs. Manning Cox, and on the West by the said road by Clary and Morgan, containing 22.40 acres, more or less, and having the following courses and distances:

BEGINNING at a point in the center of the McElhany Road (stone on East bank of the road); thence S. 56.16 E. about 889 feet to a stake in branch and on line of Wesley Bailey; thence up the branch as the line N. 38.39 E. 187 feet to an iron pin in the branch, Bailey and Ross corner; thence continuing up the branch as the line N. 64.47 E. 300 feet to a bend; thence N. 19.00 E. 202.5 feet to a bend; thence N. 34.23 E. 94.5 feet to an iron pin, Ross and Ray corner; thence N. 22.12 E. 140.8 feet to a bend; thence N. 37.05 E. 106 feet to a stake at intersection of two branches; thence N. 56.35 W. 1166 feet to a point in the center of the McElhany Road (iron pin on the East bank of the Road, corner with L. C. Green; thence along and with the center of said road and with line of Clary and Morgan, S. 28.00 W. 665.5 feet to the beginning corner, and being all of the remainder of that tract of land conveyed to Vernon B. Sloan and Mildred R. Sloan by L. C. Green by deed dated April 4, 1947, recorded in the R. M. C. Office for Greenville County in Deed Book 312, page 344. The remainder of said tract has heretofore been conveyed by Vernon B. Sloan and Mildred R. Sloan to I. E. Duncan as shown by record of deed in the R. M. C. Office for Greenville County in Deed Book 363, page 413.

This is the same property conveyed to me by Vernon B. Sloan and Mildred R. Sloan by deed dated June 19, 1954, to be recorded in R. M. C. Office for Greenville County.