

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, J. L. Allen -

SEND GREETING:

WHEREAS, I the said J. L. Allen

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 Forty-eight Hundred & no/100 - - - - - (\$ 4800.00) 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

Seventy-six & 80/100 - - - - - (\$ 76.80) 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. L. Allen

, 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 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, Grove Township, and partly in Oaklawn Township, north of Pelzer, and lies west of Highway No. 29 and east of Saluda River, and having according to a survey made of said property by J. Coke Smith, November 6, 1950, the following metes and bounds, to wit:-

BEGINNING at an iron pin, joint corner of W. J. Fisher and C. H. Bennett, and running thence S. 5-30 E. 6.64 chains to an iron pin; thence S. 89-00 W. 9.05 chains to an iron pin; thence N 43-50 W. 12.29 chains to an iron pin; thence S. 87-15 E. 6.00 chains to an iron pin; thence S. 77-30 E. 11.38 chains to an iron pin, the beginning corner, and containing 10.55 acres, more or less, however, four lots which have heretofore been sold by the late W. Monroe Allen from the eastern portion of the land herein-above described.

The above described land is a portion of the land conveyed to the late W. Monroe Allen by Charles H. Bennett by deed dated November 6, 1946, and recorded in R. M. C. Office for said County in Deed Book 302, page 102, and being the same land inherited by Pearl Ruth Allen, Annie Ruth Whiten, Mary Sue Edwards and J. L. Allen from the late W. Monroe Allen.

This is the same property conveyed to me by Pearl Ruth Allen, Annie Ruth Whiten and Mary Sue Edwards by deed dated December 10, 1954, recorded in R. M. C. Office for Greenville County in Vol. 514, page 371.

Also, that piece, parcel or lot of land in Oaklawn Township, Greenville County, and being a portion of the lands of the late T. B. Bennett Estate, and lies on the east side of State Highway No. 29 and the P & N Railway, said strip or tract of land hereby conveyed being more particularly described as follows:-

BEGINNING at a point in the center of State Highway No. 29, joint corner of Bennett property, and running thence S. 58-15 E. 1.45 to the center of the P & N Railway track; thence along the center of said P & N Railway track, S 22-19 W 16.24 to a point; thence continuing along the center of said railway tract S 17-28 W. 3.06 to a point in center of said railway track; thence