

STATE OF SOUTH CAROLINA, LIE FARNSWORTH
678 PAGE 312 R.M.C.
County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, James A. Boling, of Greenville County, am well and truly indebted to The South Carolina National Bank of Charleston, Greenville, S. C. sum of Sixteen Thousand and No/100 - - - - - in the full and just (\$ 16,000.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

Six (6) months from date, with privilege of anticipating payment of any part, or all, of said debt at any time,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said James A. Boling

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 The South Carolina National Bank of Charleston, Greenville, S. C., its successors and assigns forever:

All that piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, being known and designated as Lot No. 84 of a subdivision known as McSwain Gardens as shown on a plat thereof being recorded in the R. M. C. office for Greenville County in Plat Book GG, at page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of McSwain Drive, joint front corner of Lots 83 and 84, and running thence with the joint line of said lots, N. 45-16 W. 241.4 feet to an iron pin; thence continuing N. 45-16 W. to a point in the center of a creek; thence with the center of said creek as the property line, the traverse lines of which are N. 30-40 E. 50.8 feet, N. 71-29 E. 114.1 feet, to a point at the joint rear corner of Lots 84 and 85; thence leaving said creek and running S. 27-50 E. to an iron pin; thence continuing with the joint line of said lots, S. 27-50 E. 232.2 feet to a concrete monument on the northwest side of McSwain Drive; thence with McSwain Drive, S. 62-10 W. 40.4 feet to an iron pin; thence continuing with McSwain Drive, S. 57-00 W. 43.6 feet to the beginning corner; being the same conveyed to me by John F. Chandler by deed dated March 30, 1956 and recorded in the R. M. C. office for Greenville County in Vol. 549, at page 197.

This is a construction loan and a failure on the part of the mortgagor to complete the buildings upon the lot herein described within a reasonable time, or should the work on said buildings be discontinued for a space of more than three weeks, without just cause, the holder of this mortgage may institute foreclosure proceedings immediately and shall have the right to take over said premises and complete the structures in process of construction, without liability.

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 said premises unto the said The South Carolina National Bank of Charleston, Greenville, S. C., its successors ~~Heirs~~ and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.