

BOOK 786 PAGE 16

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

GREENVILLE, S. C.
MAY 7 3 42 PM 1963
CLERK

To All Whom These Presents May Concern:

WHEREAS I, Charles P. Efstration

am well and truly indebted to

The South Carolina National Bank

in the full and just sum of One Hundred Ten Thousand and no/100 (\$110,000.00)

Dollars, in and by my certain promissory note in writing of even date herewith, due and payable

in thirty five consecutive monthly installments of One Thousand (\$1,000.00) Dollars commencing on July 1, 1959 and continuing thereafter on the first day of each succeeding month to and including May 1, 1962 with the entire remaining balance being due and payable on June 1, 1962, said payments to be in addition to interest.

with interest from date at the rate of $(5\frac{1}{2}\%)$ half per centum per annum until paid; interest to be computed and paid monthly 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 Charles P. Efstration

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, its successors and assigns

All that piece, parcel or lot of land in the State and County aforesaid, on the East side of North Spring Street in the City of Greenville, and having, according to a plat entitled "Property of Chas. Efstration" by Piedmont Engineering Service, dated 18 Feb. 1959, the following courses and distances, to-wit:

BEGINNING at an iron pin on the East side of North Spring Street, said pin being N20-50E 95.1 feet from the northeastern intersection of North Spring Street and East Coffee Street, and running thence along the East side of North Spring Street N 20-50 E 106.8 feet to an iron pin; thence S 69-0 E 55.8 feet to an iron pin; thence S 21-41 W 46.4 feet to an iron pin; thence S 67-59 E 46 feet to an iron pin; thence S 20-26 W 60 feet to an iron pin on the northern side of a 12 foot alley; thence along the northern side of said alley N 68-45 W 101.5 feet to the beginning corner.

ALSO: All my right, title and interest in and to the alley running along the southern boundary of the aforesaid described property.

This is a construction loan and shall cover such further sums as may be advanced to the mortgagor by the mortgagee to or for the mortgagor's account for construction purposes, taxes, insurance premiums, public assessments, repairs or for any other purpose.

Handwritten notes and signatures at the bottom of the page, including a signature that appears to read "Charles P. Efstration".