

FILED
GREENVILLE S. C.

State of South Carolina

COUNTY OF GREENVILLE

MAY 2 1 41 PM 1961

To All Whom These Presents May Concern:

We, Clinton L. Arms and Josephine G. Arms

SEND GREETING:

WHEREAS, we the said Clinton L. Arms and Josephine G. Arms in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Seven Thousand Two Hundred and no/100 - - - - - (\$ 7,200.00) 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-seven and 98/100 - - - - - (\$ 77.98) 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 we the said Clinton L. Arms and Josephine G. Arms, 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 us 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, located near Washington Baptist Church, Oneal Township, on the east side of State Highway No S-135, being a portion of Tract No. 3 on a plat of property made for L.C. Green, et al., by H. S. Brockman, Surveyor, dated August 22, 1956, and having the following courses and distances:

BEGINNING on a nail and stopper in the center of said highway (iron pin on east bank thereof), and runs thence S. 56-35 E. 390 feet to a point, new corner; thence a new line exactly parallel with said highway, N. 18-33 E. 113.6 feet to a point, new corner; thence another new line exactly parallel with the first line, N. 56-35 W. 390 feet to a point in the center of said highway; thence along the center of said highway S. 18-33 W. 113.6 feet to the beginning corner, containing one acre, more or less, and being a portion of that property conveyed to J. H. Green and Hester T. Green by Lee C. Green by deed dated August 25, 1956, recorded in the R.M. C. Office for Greenville County in Deed Book 560, page 326.

Bounded on the south by lands of Jack Wilson, on the west by said road and Sudduth, and all other sides by lands of J. H. Green and Hester T. Green.

This is the same property conveyed to us by deed of J. H. Green and Hester T. Green dated March 14, 1961 and recorded in R. M. C. Office in Book 670, page 197.