

State of South Carolina

NOV 13 1 07 PM 1953

BOOK 940 PAGE 344

COUNTY OF GREENVILLE

C. M. C. OFFICE

To All Whom These Presents May Concern:

I, ~~James I. James~~ I. James

SEND GREETING:

WHEREAS, the said Laurens I. James

in and by my certain promissory note in writing of even date with these Presents, as well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Fifteen thousand and no/100 - - - (\$ 15,000.00) Dollars,

with interest from the date hereof at the rate of six per cent (6 %)-per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One hundred fifty and no/100 - - - (\$ 150.00) 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 Laurens I. James, 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, Chick Springs Township, on the North side of W. Poinsett Street (formerly Emma Street) and the East side of Morrow Street in the City of Greer, having a frontage of approximately 100 feet on W. Poinsett Street and a rear line of the same width, with a depth of approximately 200 feet.

This is the same property conveyed to Mamie Kendrick James by deed of B. O. Woodward, recorded in Deed Book 20, page 474, R. M. C. Office for Greenville County.

This is the same property conveyed to me by Mamie Kendrick James by deed dated February 11th, 1952 and recorded in the R. M. C. Office for Greenville County in Book 9 Page 366.

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