

State of South Carolina

JUL 18 12 52 PM '69

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, Archie L. Griffin and Hazel M. Griffin

SEND GREETING:

WHEREAS, we the said Archie L. Griffin & Hazel M. Griffin

in and by we certain promissory note in writing of even date with these Presents, our well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of eleven thousand and no/100 - - - - - (\$11,000.00) 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

ninety eight and 88/100 - - - - - (\$ 98.88) 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 Archie L. Griffin and Hazel M. Griffin, 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, Highland Township, containing 3.5 acres, more or less, situated near Ridge Road and northward therefrom, about 2 miles southward from Pleasant Hill Church, bounded by lands of Harper D. Hawkins and D. W. Arms, and having courses and distances according to a survey and plat by W. W. Willis, Engineers, dated April 12, 1968, for W. D. Arms, as follows, to wit: (Plat book SSS, page 116)

Beginning at an iron pin on the west side of an unimprove road leading from Ridge Road to the residence of W. D. Arms and on the south side of a driveway, and running thence along said driveway, N. 88 W. 100 feet; thence S. 3-30 W. 142 feet to an old iron pin on the Hawkins line; thence along the Hawkins line, N. 89-26 W. 389 feet to an old iron pin; thence continuing along the Hawkins line, N. 5-20 E. 411 feet to an iron pin on D. W. Arms line; thence along the Arms line, N. 81-07 E. 329 feet to an iron pin; thence continuing along the Arms line, S. 3-30 W. 293 feet, more or less, to the north side of a driveway; thence along the north side of said driveway, S. 88 E. 100 feet, more or less, to the west side of the unimproved road; thence along said road 30 feet to the beginning corner.

There is included in the above described boundary the driveway 30 feet wide extending from the unimproved road to the lot above, and there is also granted the full right and privilege to use the unimproved road to and from Ridge Road to the driveway conveyed above.

This is the same property conveyed to us by W. D. Arms and Annie Mae Arms by Deed dated September 23rd, 1968 recorded in Deed Book 852, page 598 in the R. M. C. Office for Greenville County.