

SEP 9 12 32 PM '69  
State of South Carolina  
JULIE FARRISWORTH  
R. H. C.  
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Laurens I. James, Jr. SEND GREETING:

WHEREAS, I the said Laurens I. James, Jr.

in and by my certain promissory note in writing of even date with these Presents, am 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 seven per cent ( 7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in instalments of

one hundred sixteen and 30/100 - - - - - (\$ 116.30 ) 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 lender 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, Jr.

, 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, City of Greer, lying on the East side of Morrow Street, and being shown and designated as lot No. 6 on a plat of the property of G. W. McClimon, et al, dated January 24, 1969, prepared by H. S. Brookman, H. L. S., and according to said plat having the following courses and distances, to wit:

Beginning at an iron pin on the East side of Morrow Street, the joint front corner of lots Nos. 5 and 6 as shown on said plat; thence with the common line of said lots, S. 70-24 E. 137 feet to an iron pin on the line of lot No. 7; thence N. 33-20 E. 84 feet to an iron pin on the line of property now or formerly belonging to Stanley Holtzclaw; thence with his line, N. 62-22 W. 124.3 feet to an iron pin on the East side of Morrow Street; thence with the East side of said street, S. 36-48 W. 101 feet to an iron pin, the beginning corner. this lot is bounded on the North by property now or formerly belonging to Stanley Holtzclaw, on the East by lot No. 7 or the lot belonging to John D. McClimon, on the South by lot No. 5 or the lot now of formerly belonging to B. T. Gauth, and on the West by Morrow Street.

This is the same property conveyed to Ratterree- James Insurance Agency, Inc. by deed from G. W. McClimon dated March 5, 1969, and recorded in the R. M. C. Office for Greenville County on March 10, 1969.