

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. O.

OCT 0 12 41 PM '69

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, John R. Cooley,

SEND GREETING:

WHEREAS, I the said John R. Cooley

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

Thirty Five Thousand and no/100 - - - (\$ 35,000.00) Dollars,

with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred Thirty Four and 49/100 - - - (\$ 344.49) 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 John R. Cooley

, 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, located on the Western side of Edwards Road and being shown on plat made for J. R. Cooley by Webb Surveying and Mapping Co., dated November 13, 1967, recorded in plat book 583, page 19, Greenville County R. M. C. Office, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Edwards Road at the corner of the Johnry Junior Tesney lot and running thence along the line of said lot S. 85-19 W., 315.5 feet to an iron pin near a creek; thence N. 6-30 W., 212 feet (crossing Duke Power Co., power line right of way) to an iron pin at corner of lands now or formerly of Walker; thence N. 85-32 E., 325.5 feet along said land to iron pin on the Western side of Edwards Road; thence S. 3-37 E., 209.7 feet along the western side of Edwards Road to the beginning corner.

This is the remainder of the property conveyed to W. H. Southerland, Jr., by Charles H. and Annie H. Ashmore by deed recorded in deed book 751, page 43, R. M. C. Office for Greenville County.

This is the same property conveyed to me by W. H. Southerland, Jr. by deed dated November 16th, 1967, recorded in Deed Book 833, Page 155, in the R. M. C. Office for Greenville County.