

MAY 11 4 04 PM '70

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State of South Carolina

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, Donald J. Johnson and Freda C. Johnson

SEND GREETING:

WHEREAS, we the said Donald J. Johnson and Freda C. Johnson

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 six thousand and no/100 - - - - - (\$6,000.00) 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

seventy two and 80/100 - - - - - (\$ 72.80) 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 Donald J. Johnson and Freda C. Johnson, 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, lying near the Town of Simpsonville, and shown as a tract containing 5.68 acres (5.05 acres net) on a plat of property of T. J. Johnson by C. O. Riddle, dated January 21, 1963, revised April 23, 1970 and having the following metes and bounds, to wit:

BEGINNING at a point in the center of Neeley Ferry Road, approximately 482.6 feet in a northerly direction from the intersection with Davenport Road, and running thence N. 14-35 W. 100 feet to a point; N. 16-40 W. 100 feet to a point; thence N. 19-20 W. 200 feet to a point; thence S. 45-57 W. 20.7 feet to an iron pin on the eastern boundary of the Neeley Ferry Road; thence still along Neeley Ferry Road, N. 10-46 W. 100 feet to a point; thence N. 7-17 E. 100 feet to a point; thence N. 14-12 E. 51.7 feet to an iron pin; thence N. 88-18 E. 18.5 feet to an iron pin near the center of Rocky Creek; thence with Rocky Creek as the line S. 25-31 E. 269.9 feet; thence N. 62-44 E. 59.6 feet to an iron pin near the center of a branch; thence along the branch as a line S. 50-04 E. 115.4 feet to an iron pin; thence N. 80-02 E. 240.2 feet to an iron pin; thence S. 27-43 E. 445.3 feet to an iron pin; thence S. 21-33 E. 80.4 feet to an iron pin; thence S. 20-56 E. 24.5 feet to a point near the center of Davenport Road; thence along the center of said Davenport Road S. 56-55 W. 199 feet to a spike in Davenport Road; thence N. 27-13 W. 202.2 feet to an iron pin; thence N. 36-01 W. 195.8 feet to an iron pin; thence S. 63-58 W. 279 feet to a point in Neeley Ferry Road; thence N. 13-05 W., 19 ft. to the point of beginning.

This is the same property conveyed to Donald J. Johnson and Freda C. Johnson by T. J. Johnson and Blanche P. Johnson by Deed dated May 4th, 1970 and to be recorded in the R. M. C. Office for Greenville County.