

FILED
GREENVILLE CO. S. C.

BOOK 1156 PAGE 344

The State of South Carolina,

MAY 28 4 40 PM '70
OLLIE FARNSWORTH
R. M. C.

County of GREENVILLE

To All Whom These Presents May Concern:

JAMES GOWEN JOHNSON, III. and
MARY SCOTT JOHNSON

SEND GREETING:

Whereas, we, the said James Gowen Johnson, III. and Mary Scott Johnson
in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to JOHN RAY EFIRD

in the full and just sum of Four Thousand Three Hundred and No/100ths (\$4,300.00) Dollars, to be paid in equal monthly installments of \$100.00 each, beginning July 1, 1970, and continuing on the 1st day of each succeeding month of each year until paid in full

, with interest thereon from date

at the rate of 8 per centum per annum, to be computed and paid at the same time as and in addition to the aforesaid monthly payments until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of his or its interests to place, and the holder should place, the said note or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said James Gowen Johnson, III. and Mary Scott Johnson, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said John Ray Efird

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said James Gowen Johnson, III.

Johnson and Mary Scott Johnson, in hand well and truly paid by the said John Ray Efird

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said JOHN RAY EFIRD:

All that piece, parcel or lot of land situate, lying and being on the Southern side of Tindal Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat of Crescent Terrace, prepared by R. E. Dalton, dated July 1919, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E at page 137 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Tindal Avenue at the joint front corner of Lots Nos. 6 and 7, which iron pin is located 134 feet in an Easterly direction from the intersection of Capers Street.