

GREENVILLE, CO. S. C.

Dec 17 1 45 PM '70

OLLIE FARNSWORTH
R. M. C.

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

JAMES L. DAWKINS hereinafter called
the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of Ten Thousand Five Hundred and No/100 (\$10,500.00) ----- DOLLARS, to be paid in monthly installments of \$127.40 commencing on the 16th day of January, 1971, and on the 16 day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due and payable on the 16 day of December, 1980.

with interest thereon from date at the rate of eight per centum per annum, to be computed and paid monthly, as stated above, until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 should be placed in the hands of an attorney for suit or collection, the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' 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 the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee,

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, about one and one-half miles southwest of Taylors on the south side of the Taylors-Mountain Creek public highway, and having, according to a plat prepared by Campbell and Clarkson Engineers, dated August 26, 1969, the following metes and bounds, to-wit:

BEGINNING at the center of Reid School Road and running thence S. 25-29 W. 200 feet to an iron pin; thence N. 74-21 W. 132.9 feet to an iron pin; thence N. 3-08 E. 81 feet to an iron pin; thence N. 89-30 E. 46.7 feet to an iron pin; thence N. 10-54 E. 119 feet to an iron pin in the center of Reid School Road; thence S. 69-01 E. 150 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Spear Scott dated October 6, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 877 at page 137.