

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 18 12 10 PM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Marvin E. Bowen

SEND GREETING:

WHEREAS, I the said Marvin E. Bowen

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 Four Thousand and no/100 - - - - - (\$ 4,000.00) 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 Five and 12/100 - - - - - (\$ 75.12) 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 Marvin E. Bowen

, 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, containing 3 acres, more or less, being bounded on the North by Pleasant View Baptist Church, on the west by Rutherford Road and on the East by an old road and being approximately triangular in shape and being a portion of 3.8 acres, more or less, conveyed to Manley Hughes et al by W. H. Langley in Deed Book 402, page 513, said tract conveyed them having the following courses and distances:

BEGINNING at an iron pin on the Southern side of Rutherford Road, at the corner of the Pleasant View Baptist church lot and running thence S. 13.30 W. 34 feet to a nail and stopper in the center of the said road; thence with the center of the Rutherford Road S. 20-15 E. 858.5 feet to a nail and stopper in the center of the said road and on the Douglas Greer line; thence with the said line, N. 41-30 E. 85.5 feet to a stake in the old road; thence with the said old road, N. 2-15 E. 111 feet to a stake on the East edge of the said old road and joint corner of the John Moon Estate; thence continuing with the said old road and the John Moon Estate line N. 3-15 W. 614 feet to an iron pin in the said old road and joint corner of the church lot; thence with the church lot line, N. 87-45 W. 315 feet to the beginning corner.

LESS HOWEVER, AND ACCEPTING FROM, the above metes and bounds description 0.8 acres, more or less, being the same heretofore conveyed by Manley Hughes and Marjorie Hughes to the Pleasant View Baptist Church in Deed Book 507, page 93, said conveyance containing the following courses and distances:

BEGINNING at an iron pin in the old road, at the corner of the church property and running thence N. 87-45 W. 315 feet to an iron pin on Rutherford Road; thence S. 13-30 W. 34 feet to a nail and stopper in the center of said road; thence S. 20-15 E. 86.7 feet to a point in the center of said road; thence S. 87-45 E. 18 feet to a point on said road; thence S. 87-45 E. 300 feet to a point in the old road; thence N. 3-15 W. 111 feet to the point of beginning.

This is the same property conveyed to me by Paul E. Bayne by deed dated March 1956 recorded in Deed Book F page 471 in R. M. C. Office for Greenville County.