

GREENVILLE CO. S. C.

State of South Carolina }
COUNTY OF SPARTANBURG }
DONNIE S. TANKERSLEY

CITIZENS B. & L. ASSOCIATION
P. O. BOX 333, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Roy Gaffney and Clara B. Gaffney

RECORDED
1977 FEB -2 PM 2:14
SPARTANBURG, S.C.
R.M.C. OFFICE

WHEREAS, we the said Roy Gaffney and Clara B. Gaffney

in and by my certain promissory note in writing of even date with these Presents, and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Twenty Four Thousand Five Hundred and No/100 ----- (\$ 24,500.00) Dollars,

with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Two Hundred Forty eight and 50/100 --

----- (\$ 248.50) 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.

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1977 FEB 7 AM 11:2

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KNOW ALL MEN BY THESE PRESENTS, That we the said Roy Gaffney and Clara B. Gaffney, 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 mortgagors 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 Spartanburg, Beech Springs Township, located about two miles East of Greer, S. C., located on the Northern side of Old U. S. Highway No. 29 and on the Southern side of P. & N. Railway and being shown and designated as Tract No. NINE (9) on plat of property made for Carlyle and Kate Walker and J. T. Walker, by H. L. Dunahoo, surveyor, dated February 13-15, 1951, recorded in plat book 26 pages 408-409, Spartanburg County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING on the northern side of said highway at joint front corner of tracts 8 and 9 and running thence as the common line of same, N. 6-00 W., 596 feet to P. & N. Railway right of way; thence with said right of way, N. 70 E., 415 feet to corner of Tract No. 10; thence as the common line of lots 9 and 10, S. 6-00 E., 710 feet to the Northern side of said highway; thence with said highway, S. 84-30 W., 400 feet to the beginning corner and containing 6.1 acres more or less. Property conveyed subject to Highway, Railway and other easements of record.

This is the same received by William S. Smith from estate of Corrine Smith Probated in Greenville County in Apt. 839 File No. 5, and includes lot conveyed to W. Charles Smith by Corrine Smith, deed book 28-Y page 534, being part of same conveyed to Corrine Smith by W. S. Smith by deed recorded in deed book 26 T page 117, R. M. C. Office for Spartanburg County. See plat of W. Charles Smith lot, Plat Book 45 page 429.

This is the same property conveyed to us by William S. Smith and W. Charles Smith by deed dated September 18, 1970; recorded in R. M. C. Office for Spartanburg County, deed book 37 G, page 490 on the 23rd of September, 1970.

ALSO: All that certain lot, parcel or tract of land, with all improvements now

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