

State of South Carolina
COUNTY OF GREENVILLE

MAR 9 2 55 PM '70
OLLIE FARNSWORTH
R. H. C.

To All Whom These Presents May Concern:

We, James O. Childers and Edith Childers

SEND GREETING:

WHEREAS, we the said James O. Childers and Edith Childers

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

Two Thousand Five Hundred and no/100 - - (\$ 2,500.00) 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

Fifty and 70/100 dollars - - - - - (\$ 50.70) 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 James O. Childers and Edith Childers, 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, Highland Township, lying and being on the south side of that section of the Pack's Mountain Road that leads from Camp Creek Church to the Blind Tiger Bridge and having the following metes and bounds, to-wit:

BEGINNING on a point in the center of said road and running thence S. 41-11 E. 109 feet to a point in the center of said road; thence S. 67-54 E. 216 feet to a point in the center of said road; thence S. 20-00 W. 420 feet to an iron pin; thence N. 70-00 W. 313 feet to an iron pin; thence N. 20-00 E. 480 feet to a point in the Pack's Mountain Road the beginning corner and containing three and ten-one hundredths (3.10) acres, more or less.

This lot of land is a part of the same tract of land conveyed to James A. Hightower by Deed on April 19, 1917 by Alty Ethel Crain Hightower and is recorded in the Office of Mesne Conveyances for Greenville County in Volume 310, Page 391.

This is the same property conveyed to us by James A. Hightower by Deed dated July 8, 1967; recorded in Book 834, page 600, in the R. M. C. Office for Greenville County.