

State of South Carolina

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

AUG 21 11 25 AM '72

ELIZABETH RIDDLE  
-R.M.C.

To All Whom These Presents May Concern:

Ratter-James Insurance Agency, Inc.

SEND GREETING:

WHEREAS, it the said Ratter-James Insurance Agency, Inc.

in and by its certain promissory note in writing of even date with these Presents, is well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Ten Thousand and No/100 - - - - - (\$ 10,000.00 ) 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

One Hundred Twenty One & 33/100 - - - - - (\$ 121.33 ) 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 it the said Ratter-James Insurance Agency, Inc., 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 it 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, situated on the east side of North Main Street in the City of Greer, and being a portion of Lot No. 6 of the David and Bertina Cannon property, as shown in Plat Book "F", page 249, R. M. C. Office for Greenville County, the portion herein conveyed having the following courses and distances, to-wit:

BEGINNING on the east side of North Main Street, corner of Lots Nos. 6 and 8, and running thence with thence with the line of said lots, S. 57-19 E. 237.8 feet to the corner of Lots Nos. 5, 7 and 8; thence with the line of Lot number 5, S. 31-30 W. 72.15 feet to the new corner; thence a new line through Lot No. 6 N. 57-19 W. 240 feet to the east side of North Main Street; thence along said street N. 35-03 E. 72.15 feet to the beginning corner.

This is the same property conveyed to Heyward E. Duncan by May S. Robinson by deed recorded in Deed Book 666, page 381, R. M. C. Office for Greenville County.

This is the same property conveyed to Ratter-James Insurance Agency, Inc. by Heyward E. Duncan by Deed dated September 24th., 1963 recorded in Deed Book 732, page 346 in the R. M. C. Office for Greenville County.