

State of South Carolina

COUNTY OF GREENVILLE

PILED
GREENVILLE CO. S. C.

BOOK 936 PAGE 405

OCT 4 3 05 PM 1963

OLDFIELD NORTH

To All Whom These Presents May Concern:

I, James P. Edwards

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of

Twelve thousand and no/100 - - - - DOLLARS,

to be paid in monthly installments of \$133.23 commencing on the 5th day of November, 1963 and on the 5th 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 5th day of October, 1973.

with interest thereon from date at the rate of six 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) agrees 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, The Bank of Greer, its Successors and Assigns:

All that parcel or tract of land in Oneal Township of Greenville County, South Carolina, located about three miles north of the City of Greer, and on the south side of the highway leading from State Highway No. 14 to State Highway No. 101, being shown as Tract No. 4 on a plat of property made for the W.C. Chandler Estate by John A. Simmons, Registered Surveyor, dated August 26, 1963, and recorded in Plat Book YY, page 149, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on a stake in the center of said road (iron pin at 21 feet from true corner on bank of said road), joint corner of Tracts Nos. 3 and 4 on said plat, and runs thence S. 17-56 E. 1358.1 feet to an iron pin (old corner); thence N. 75-32 E. 666.8 feet to an iron pin (old corner); thence N. 68-53 E. 399.2 feet to an iron pin (old corner); thence N. 7-03 W. 1439 feet to a point in the center of said road (iron pin on south bank thereof at 23 feet from true corner); thence along and with the center of said road as follows: S. 76-36 W. 141.8 feet, S. 72-40 W. 530 feet to point at intersection with another road; thence continuing with the center of said highway, S. 65-40 W. 200 feet to an iron pin, S. 62-30 W. 100 feet, S. 64-50 W. 100 feet, S. 67-40 W. 100 feet, S. 74 W. 100 feet, and S. 75-20 W. 68 feet to the beginning, containing 39.05 acres, more or less.

Subject to rights-of-way to Duke Power Company and to highway rights-of-way, if any.

This is the same property conveyed to the mortgagor herein by Fred Chandler, Calvin Chandler and Roy Chandler, Executors of the W.C. Chandler Estate, by deed dated October 3, 1963, to be recorded herewith.