

State of South Carolina

JAN 19 4 31 PM '70

OLLIE FARNSWORTH
R. M. C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Tom Duncan Pontiac, Inc. - A Corporation - - - - -

the Mortgagor(s), SEND GREETING:

hereinafter called

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

ONE HUNDRED TWENTY FIVE THOUSAND - - DOLLARS,

to be paid in monthly installments of \$1,516, commencing on the 15 day of June, 1970 and on the 15 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 15 day of

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with interest thereon from date at the rate of 8 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) agree(s) 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,

All of that parcel or tract of land in Chick Springs Township of Greenville County, South Carolina, located near the Corporate limits of the City of Greer and west therefrom, lying on the northeast side of the old Buncombe Road and on the southeast side of the old Chick Springs Road, being shown on a plat made for Tom Duncan Pontiac, Inc., by H. S. Brockman, Surveyor, dated June 4, 1968, to be recorded herewith, and having the following courses and distances:

BEGINNING on a nail in the center of the old Chick Springs Road on the right-of-way of the Buncombe Road, the northwestern corner of the tract, and runs thence along and with the center of the old Chick Springs Road as follows, N. 59-10 E. 194 feet to nail, and N. 72-45 E. 100 feet to a nail (iron pin on southeast bank thereof at 19 feet); thence a new line S. 33 E. 876 feet to an iron pin on the right-of-way of the P. & N. Railway; thence along and with the right-of-way of said Railway as follows, N. 88-19 W. 100 feet, S. 87-41 W. 100 feet, S. 93-41 W. 100 feet, S. 79-41 W. 100 feet, and S. 76-20 W. 53 feet to an iron pin on the margin and right-of-way of the Buncombe Road; thence along the right-of-way of said highway, N. 33-00 W. 455 feet to an iron pin and N. 31-15 W. 252 feet to the beginning corner, containing 6.95 acres, more or less, and being a portion of that property conveyed to the grantor by Carolina Rubber Hose Company by deed dated August 7, 1967, recorded in the R.M.C. Office for Greenville County in Deed Book 826, page 184.

This being the same property conveyed to us by deed of H. P. McManus and recorded in R.M.C. Office for Greenville County, Deed Book 846, Page 554.