

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

MAR 12 2 18 PM '71

OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern: We, J. C. Bowick and Bernice D. Bowick

SEND GREETING:

WHEREAS, we the said J. C. Bowick and Bernice D. Bowick 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 One Thousand Six Hundred Eighty-Seven and 77/100 (\$1,687.77) Dollars, with interest from the date hereof at the rate of seven per cent (7%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Fifty and no/100 (\$ 50.00) 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 J. C. Bowick and Bernice D. Bowick, 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, Chick Springs Township, containing eight (8) acres, more or less, situated on a private driveway leading westward from the Suber Road, about three (3) miles from the City of Greer, and being shown as Tract No. D-3 and E-4 on a plat of the Annie L. Copeland Estate by H. C. Clarkson, Registered Surveyor, dated May, 1962, and Amended February 12, 1969, and having the following courses and distances:

BEGINNING at an iron pin on the Edwards line, southwest corner of the tracts herein conveyed, and running thence along the Edwards line, N. 22-35 W. 446.4 feet to an iron pin, corner of the Bertha Copeland tract; thence along the line of the same, N. 64-04 E. 851.4 feet to an iron pin; thence S. 26-36 E. 93.1 feet to an iron pin; thence S. 13-17 E. 303.6 feet to an iron pin on the line of the Fred and Frank Copeland tracts; thence along that line, S. 60-03 W. 813.4 feet to the beginning corner.

Also the easement and right-of way for a driveway 20 feet in width extending from Suber Road to the lot above described.

This is the same property conveyed to the mortgagors by deed of William G. Copeland, ~~and recorded in the R. M. C. Office for Greenville County in Deed Book 871, page 429.~~ dated July 9, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Book 871, page 429.