

State of South Carolina

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 1 2 09 PM '71  
OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

I, I. R. Jenkins

SEND GREETING:

WHEREAS, I the said I. R. Jenkins

in and by I certain promissory note in writing of even date with these Presents, my well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of sixteen thousand and no/100 - - - - - (\$ 16,000.00 ) 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 Ninety Four and 13/100 - - - - - (\$ 194.13 ) 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 I the said I. R. Jenkins

, 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 me 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, High-land Township, all of tracts 1, 4, and the remaining portion of tract No. 3, now owned by B. A. Jenkins and more particularly described as follows:

BEGINNING at the center of the intersection of the Pleasant Hill Road and Gap Creek roads, and running thence in a southeastern direction along center of Gap Creek road to an iron pin; on the common corners of Los Nos. 2 and 1, and the adjoining property owners boundary; thence N. 44-22 E. 11.76 chs. to a poplar on the branch; thence N. 26-10 E. 4.30 chs. to a stone; thence N. 26-35 W. 7.61 chs. to a stone on the North West bank of the Pleasant Hill Road; thence N. 14-05 W. 5.96 chs. to a stone; thence S. 73-58 W. 6.98 chs. to a pin in center of Gap Creek Road; thence S. 1-33 W. 8.30 chs. to an iron pin; thence N. 27-30 W. 5.86 chs. to a stone in the road; thence N. 46-20 W. 1.97 chs. to an iron pin; thence S. 17-55 W. 11.63 chs. more or less, to the center of a road leading West from near the store, thence following the center of this road, nearly east to the center of the intersection of this road with the Pleasant Hill Road, thence along with the center of the Pleasant Hill Road to the intersection of the Pleasant Hill and Gap Creek Roads, the point and place of the beginning.

This is the same property conveyed to me by B. A. Jenkins by Deed recorded in the R. M. C. Office for Greenville County, in Vol. 262 page 362.