

FILED JUN 30 2 46 PM 1972 1239 PAGE 467 OLLIE FARNSWORTH R.M.C.

The State of South Carolina,
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Duncan R. LaGarde and Shirley J. LaGarde SEND GREETING:

Whereas, we, the said Duncan R. LaGarde and Shirley J. LaGarde hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to Southern Bank & Trust Company, Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Sixteen Thousand and No/100----- DOLLARS (\$16,000.00), to be paid one (1) year from date

, with interest thereon from date at the rate of -----eight (8%)----- percentum per annum, to be computed and paid quarterly 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, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage, and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's 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 WE, 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(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Southern Bank & Trust Company, Greenville, S. C., its successors and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, located on the southern side of Hammett Road, being shown as the southernmost part on plat of Property of Richard R. Perdue, made by Webb Surveying & Mapping Co., in November, 1968, revised through February, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-A, page 5, and also recorded in Plat Book 4U, page 3, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING-at an iron pin in the center of Hammett Road, northwest corner of Lot C, and running thence S. 37-32 W. 439 feet to an iron pin; thence S. 58-48 E. 190.8 feet to an iron pin; thence S. 49-35 W. 641.6 feet to an iron pin; thence N. 74-39 W. 470.5 feet to a stone; thence N. 22-03 E. 720 feet to an iron pin; thence S. 66-48 E. 203 feet to an iron pin; thence S. 58-48 E. 330 feet to an iron pin; thence N. 37-20 E. 442.8 feet to an iron pin in Hammett Road; thence along Hammett Road S. 47-46 E. 50 feet to the point of beginning, containing 10 acres, more or less.