

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 13 11 55 AM '74
LORRAINE S. HANCOCK
REC'D

BOOK 1307 PAGE 381

To All Whom These Presents May Concern:

We, George F. Crossland and Alexandra T. Crossland

SEND GREETING:

WHEREAS, we the said George F. Crossland and Alexandra T. Crossland 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 Six Thousand and No/100 (\$ 6,000.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Twenty Four and 56/100

(\$ 124.56) 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 George F. Crossland and Alexandra T. Crossland, 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 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, located in the City of Greer on the western side of Davenport Ave., and having the following courses and distances according to a survey and plat made for F. G. James Estate by Campbell & Clarkson, surveyors, dated March 21, 1974, to wit:

Beginning at large Oak on the Western side of Davenport Ave., 102 feet from Church St., former corner of R. L. Childress and running thence N. 72-53 w., 153 feet; thence S. 16-15 W., 50 feet; thence S. 72-53 E., 40 feet; thence S. 16-15 W., 52 feet along line now or formerly of T. I. Smith; thence S. 72-53 E., 113 feet along line now or formerly of Mrs. Westoreland to large Oak on the western side of Davenport Ave.; thence N. 16-15 E., 102 feet along the outside edge of side walk to the beginning corner.

This is the same conveyed to Dr. F. G. James by deed recorded in deed book 107 page 18. see estate of Fred G. James in Apt. 531 page File 18, Greenville County Probate office. See deed book 865 page 115, R. M. C. Office for Greenville County, Mamie K. James came by her death in November 1973. This is the same conveyed to the within mortgagors by deed of Laurens I. James, and Fred G. James et al, dated Nov. 30, 1973.



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