

State of South Carolina }
County of Pickens }

11 21 4 1111

To All Whom These Presents May Concern:

SEND GREETINGS:

Whereas, We the said J. L. Messer & Helen L. Messer in and by our certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of **Four Thousand Eight Hundred and No/100 - - - - -** Dollars, (\$4800.00) payable at the offices of said Association at Easley, South Carolina, with interest at the rate of Six per centum (6%) per annum, to be repaid in installments of **Forty-Eight and No/100 - - - - -** (\$48.00) Dollars, due and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid, said monthly installment to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to principal; all interest, not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; said note further providing for an attorney's fee of ten per cent, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That We , the said J. L. Messer & Helen L. Messer , in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to US , the said J. L. Messer & Helen L. Messer , in hand and truly paid by the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, its successors or assigns:

All that lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 4 shown on plat of property of R.J. Sentell, recorded in Plat Book I at Page 75 in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the Northern side of the New Easley Highway (State Highway No. 13) at the corner of a 12 foot driveway; thence with said highway N. 58-45 E. 112.8 feet to stake in line of Lot 3; thence with line of said lot N. 28-35 W. 224 feet to a stake; thence S. 51-35 W. 67.8 feet to stake; thence with said drive way S. 16-53 W. 223 feet to the beginning.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 507 at Page 10.

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns forever. And I (we) do hereby bind myself (ourselves), my (our) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, their and assigns, myself (ourselves), my (our) Heirs, Executors, Administrators and Assigns, their and assigns, against the claims, demands, suits, actions, proceedings, judgments, decrees, orders, and processes of any court that may be lawfully made against the same.