

MAR 25 4 11 PM

State of South Carolina
County of Pickens

To All Whom These Presents May Concern:

SEND GREETINGS:

Whereas, I, the said Beatrice C. Cox in and by my 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 Three Thousand and No/100 - - - - - Dollars, (\$ 3000.00) 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 Thirty and No/100 - - - - - (\$30.00) 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 I , the said Beatrice C. Cox

, 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 me , the said

Beatrice C. Cox

, 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 piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, on the Eastern side of G. & N. Railway right-of-way in Marietta, S. C., being known as Lot No. 29 of Plat made by W. P. Morrow for P. D. Jarrard, December, 1951, having the following metes and bounds according to said plat recorded in Plat Book DD at Page 89:

BEGINNING at an iron pin, joint corner of lots Nos. 29 and 30 on Eastern side of Cleveland Avenue on the bank of the G. & N. Railway right-of-way; thence N. 89 E. 209.6 feet to joint corner of Lots Nos. 29 and 30 S. 0-15 E. 100 feet to joint corners of lots Nos. 29 and 28; thence S. 89 W. 211.8 feet joint corners of Lots Nos. 28 and 29 on right-of-way of railway; N. 0-15 E. 100 feet to beginning corner. This lot is bounded on the North by William Whitfield, on the East by land of P. D. Jarrard, and on the South by lot of D. W. Patterson, and on the West by G. & N. Railway.

Being the same property conveyed to the mortgagor by deed of John C. Jarrard to be recorded.

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, from and against myself (ourselves), my (our) Heirs, Executors, Administrators and Assigns, and every person whatsoever lawfully claiming or to claim the same or any part thereof.