

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Dean McAbee - - - - - SEND GREETING:

WHEREAS, I the said Dean McAbee

in and by my certain promissory note in writing of even date with these Presents, am well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Seventeen Hundred & no/100 - - - - - (\$ 1700.00) Dollars.

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of

Twenty-seven & 20/100 - - - - - (\$ 27.20) 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 Dean McAbee, 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, O'Neal

Township, about one mile west from Washington Church, lying on the western side of the road that leads from the Washington Baptist Church-O'Neal Road to the home place of the S. D. McAbee, deceased, being bounded on the north by the said Washington Baptist Church-O'Neal Road, on the east by the other road and lands of Clyde Farmer and other lands of the Estate of S. D. McAbee, on the south by otherlands of the Estate of S. D. McAbee, and on the west by lands of Mrs. Nancy Brown Caldwell, and being a part of the 21 acre tract as described in the said deed recorded in Deed Book 337, page 320, and having the following courses and distances, to wit:-

Beginning on an iron pin on or near the corner of Mrs. Nancy B. Caldwell and on the original line of the said 21 acre tract, and runs thence S. 59-45 E. 69 feet to a nail and stopper in the center of the second named road (iron pin back on line at 14 feet); thence with the center of the this road, N. 47-45 E. 250 feet to an angle; thence N. 41-50 E. 159 feet to a point in the said road, on or near the joint corner of the Clyde Farmer tract; thence continuing with the center of the said road, N. 28-45 E. 334 feet to an angle; thence N 32-50 E. 377 feet to a point in the center of the Washington Baptist Church-O'Neal Road; thence with the center of this road, N. 71-10 W. 202 feet to a point in the center of the said road; thence with the line of Mrs. Nancy B. Caldwell, S. 30-15 W. 1065 feet to the beginning corner, containing four and eight one-hundredths (4.08) acres, more or less.

This is the same property conveyed to me by Mary McAbee by deed dated November 28, 1953, recorded in R. M. C. Office for Greenville County in Book 491, page 182.

Paid

Aug. 1, 1960

Citizens B. & L. Association
Greer, S.C.

W. A. Medlock

Secy. Treas.

Witness:

Edna J. White

RECEIVED AND CASHED BY
5th August 1960
Ollie Fausworth
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
AT 8:58 O'CLOCK A. M. 3873