

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

MAR 8 5 02 PM 1956

OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

We, Toy Leopard & Thelma G. Leopard

SEND GREETING:

WHEREAS, we the said Toy Leopard & Thelma G. Leopard 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 Three Thousand & no/100 - (\$ 3000.00 ) 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

Forty-eight & no/100 - (\$48.00 ) 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 Toy Leopard & Thelma G. Leopard, 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 us 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, Tax District No. 285, located one mile Southwest from Greer, S. C., on the Southeast side of Jones Ave., and being known as lot number one (1) on a plat of property made for Mrs. Florence H. Peace by H. S. Brockman, Surveyor, dated December 15, 1949, and having the following metes and bounds according to said plat.

BEGINNING at an iron pin on the Southeast side of Jones Ave. (pin off at 2.7 feet) at the corner of the B. W. Runion property and running thence along the said Jones Ave., S. 34-25 W. 179 feet to the corner of lot number two; thence S. 56-00 E. 250 feet along the lines of lots 2, 12, and 13 to a point on the line of lot 14; thence N 34-25 E. 70 feet along the line of lot 14 to a point on the Runion property; thence N. 31-45 W. 272.2 feet along the Runion property to the beginning corner.

This is a part of the same property conveyed to Manley B. Jones & Paul Douglas Peace by Paul Douglas Peace as committee for Florence H. Peace, by deed recorded in book 536, page 343, Greenville County R. M. C. Office, see Judgement Roll G-2138 for authority.

This is the same property conveyed to us by Manley B. Jones & Paul Douglas Peace by deed dated March 1956, to be recorded in R. M. C. Office for Greenville County.

*paid Aug. 6, 1955*

*Citizens Bldg & Loan Assn.*

*Greer, S. C.*

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