

BOOK 740 PAGE 05

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE)

To All Whom These Presents May Concern:

WHEREAS We, Charles P. Efstration and Peter Efstration, are

well and truly indebted to
The Citizens & Southern National Bank of South Carolina

in the full and just sum of FIFTEEN THOUSAND & NO/100 (\$15,000.00) - - - - -
Dollars, in and by our certain promissory note in writing of even date herewith, due and payable

in twenty-five (25) consecutive monthly installments of Six Hundred Nine & 40/100 (\$609.40) Dollars commencing on the 6th day of April 1958 and continuing through the 6th day of April 1960 and the twenty-sixth (26th) monthly payment of Six Hundred Nine & 50/100 (\$609.50) Dollars due and payable on the 6th day of May 1960, said payments to be applied first to interest and the balance to principal

with interest from date at the rate of five (5%) per centum per annum until paid; interest to be computed and paid monthly as stated above and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Charles P. Efstration and Peter Efstration in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said The Citizens & Southern National Bank of South Carolina, its successors and assigns:

All that certain lot of land, situate in the 6th Ward of the City of Greenville, County of Greenville, South Carolina, known and designated as Lot #7 of Block "B" of Cagle Park as shown on Plat recorded in the R. M. C. Office for Greenville County in Plat Book "C" Page 238 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Mills Avenue, (now Crescent Avenue), corner of Lot #8 and running thence with line of lot #8 N. 15 W. 186.8 feet to an iron pipe; thence S. 73-01 W. 88 feet to an iron pin corner of lot #6; thence with line of lot #6 S. 21-44 E. 180.1 feet to an iron pipe on Mills Avenue, now Crescent Avenue, thence with Crescent Avenue N. 79-12 E. 67 feet to the beginning corner. Subject however to the building restrictions of the Cagle Park Company as found in the title of J. R. Owen to J. C. Redmon.

Subject, however, to a triangular right-of-way acquired or being acquired over the northwestern corner by the State Highway Department and described as follows: Beginning at a point on the rear line, which point is S. 73-01 W. 34 feet, more or less, from the joint rear lines of Lots 7 and 8 and running thence along the rear line S. 73-01 W. 54 feet, more or less, to the joint rear lines of lots 6 and 7; thence along the joint side line of said lots S. 21-44 E. 47 feet, more or less, to a point thence in a straight line in a northeasterly direction 69 feet, more or less, to the beginning corner.

This being the property this date conveyed to the Mortgagors by deed of C. P. Corn to be recorded herewith.

Handwritten notes and signatures at the bottom left of the page.

RECORDED AND INDEXED BY STATE
PAY OF *1000*
BY *John Smith*
S. C. DEPT. OF REVENUE
GREENVILLE, S. C.
APR 17 1958