

State of South Carolina

COUNTY OF Greenville

FILED

RECORDS



Mrs. Ollie Farnsworth
R. M. C.

To All Whom These Presents May Concern:

I, John B. Reeves II

SEND GREETING: .

WHEREAS, I the said John B. Reeves II 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 Fourteen Hundred ~~XXXXXXXXXXXXXXXXXXXX~~ (\$1400.00) Dollars, with interest from the date hereof at the rate of six per cent (6 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Seven (for Interest)

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 John B. Reeves II, 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, Chick Springs Township, near the city limits of Greer, S. C. and being known and designated as Lot No. 43 on plat of Brookwood subdivision, prepared by B. B. Waters, Jr., Surveyor, October 14, 1958 and recorded in the Office of the R. M. C. for Greenville County in Plat Book 99, Page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the Northwest side of Ridgecrest Circle, joint front corner of Lots 44 and 43, and running thence along the joint line of said lots, N. 22-43 W. 197.3 feet to an iron pin; joint corner of Lots 44 and 43; thence N. 87-38 W. 120 feet to an iron pin; thence N. 67-34 W. 251 feet to an iron pin in line of Lot No. 32; thence along the joint rear lines of Lots 43, 32 and 33, S. 2-44 W. 174.8 feet to an iron pin, joint rear corner of Lots 43, 33, 34 and 40; thence along the rear lines of Lots 40, 41 and 42, s. 87-27 E. 176 feet to an iron pin in line of Lot No. 42; thence along the joint line of Lots 43 and 42, S. 55-40 E. 261 feet to an iron pin on the Northwest side of Ridgecrest Circle; joint front corner of Lots 42 and 43; thence along the Northwest side of Ridgecrest Circle the following courses and distances: S. 29-02 W. 33.7 feet; thence S. 58-46 W. 33.6 feet to the beginning corner, being a portion of the property conveyed to grantors by Mrs. E. H. Shanklin by deed dated July 22, 1946 and recorded in the Office of the R. M. C. for Greenville County in Deed Book 302, Page 290. This property is subject to easements and protective covenants applicable to all numbered lots in Brookwood dated October 20, 1958 and recorded in the Office of the R. M. C. for Greenville County in Deed Book 609, Page 49.