

FILED  
GREENVILLE CO. S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

JUL 12 10 29 AM 1965

OFFICE OF THE CLERK

To All Whom These Presents May Concern:

WE, JAMES R. McQUEEN and JEAN I. McQUEEN SEND GREETING:

Whereas, WE, the said James R. McQueen and Jean I. McQueen

hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to B. E. TEMPLETON

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand and No/100-----  
-----DOLLARS (\$ 4,000.00 ), to be paid  
Five (5) years after date

, with interest thereon from date

at the rate of three (3%) percentum per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, 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; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That WE, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said B. E. TEMPLETON, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the South side of West Minster Street (formerly known as Augusta Drive, East) and on the East side of Oak View Drive in the City of Greenville, Greenville County, S. C., being shown as a portion of Lots 39 and 40 on Plat of Property of D. W. Cochrane and Minnie P. Cochrane made by Dalton and Neves, July, 1937, recorded in the RMC Office for Greenville County, S. C., in Plat Book I, pages 92 and 93, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of West Minster Street and Oak View Drive and runs thence along West Minster Street S. 56-22 E. 68.4 feet to an iron pin; thence still along West Minster Street S. 50-44 E. 30.7 feet to an iron pin; thence S. 29-34 W. 158.7 feet to an iron pin; thence N. 52-04 W. 78.3 feet to an iron pin on the East side of Oak View Drive; thence along Oak View Drive N. 21-56 E. 159.1 feet to the beginning corner.

This mortgage is junior in rank to the lien of that mortgage given by us to First Federal Savings and Loan Association of Greenville, S. C., in the amount of \$20,000.00.

*Paid in Full & Satisfied  
this 22nd of June 1965.*

*B. E. Templeton*

*Wit: Helen J. Tidwell*

SATISFIED AND CANCELLED OF RECORD

8 DAY OF July 1965  
*Ollie Farnsworth*

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 10:53 O'CLOCK A.M. NO. 1118