

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. FEB 14 1 59 PM 1961 OLLIE W. BARKH A. W. C.

To All Whom These Presents May Concern:

I, John J. Cooley

SEND GREETING:

WHEREAS, I the said John J. Cooley

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

Four thousand and no/100 - - - - (\$ 4,000.00) 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-three and 32/100 - - - - (\$ 43.32) 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

John J. Cooley, 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, located on the Western side of the Old Pelzer Road, located about half way between Piedmont and Pelzer and being 2.63 acres more as shown by a plat of the property of Haskell Milton George made by Dean E. Edens and Charles K. Dunn, surveyors, dated Feb. 2, 1961, and has the following metes and bounds according to said plat, to wit:

BEGINNING at an iron pin on the western side of the Old Pelzer Road, at the corner of Clarence George land and running thence with said land N. 75-00 W., 267.5 feet to an iron pin, corner of Harold George land; thence S. 86-43 W., 257.4 feet therewith to an iron pin; thence N. 5-15 W., 79.5 feet to a branch; thence S. 78-15 W., 29.2 feet along said branch; thence S. 3-00 E., 25 feet along H. H. Garrison property to iron pin; thence S. 80 W., 88.8 feet with Garrison to iron pin; thence S. 33-45 E., 51 feet to iron pin; thence S. 2-30 E., 148.5 feet still with Garrison to iron pin; thence S. 86-43 E., 125 feet to iron pin; thence S. 87-46 E., 480 feet along the center of drive way to iron pin on Western side of Old Pelzer Road; thence N. 24-30 E., 139.5 feet along the Western side of said road to the beginning corner, being 2.63 acres more or less, this is the same property conveyed to Haskell Milton George by deed recorded in deed books 641 page 505, 551 page 299 and 551 page 301, Greenville County R. M. C. Office.

This is the same property conveyed to me by Haskell Milton George, February 7, 1961 to be recorded.

Paid Jan. 29, 1968
Citizens B & L Association
Greer S. C.
J. Fred Lister Vice Pres. Asst. Treas.
Witness Sandra H. Mc Abee

RECORDED AND CAPTURED OF RECORD

30 Jan 1968
Ollie Farnsworth
2:10 P.M. 20226