

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO., S.C.

APR 20 11 19 AM 1962

OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern:

We, Rodger F. Garrett and Sara A. Garrett

SEND GREETING:

WHEREAS, we the said Rodger F. Garrett and Sara A. Garrett

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

Eighty-five hundred and no/100 - - - - - (\$ 8,500.00) 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

Ninety-two and 56/100 - - - - - (\$ 92.56) 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 Rodger F. Garrett and Sara A. Garrett, 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, Grove Township, being known and designated as Tract "B" as per survey and Plat of Dean C. Edens, Registered Land Surveyor No. 1588, and having the area of One and twenty-two one hundredth acres more or less, having the following courses and distances to wit:

BEGINNING at bottle cap with nail in center of old Pelzer Road near Rehobeth Baptist Church along said road N. 17-32 East 161.5 feet to iron pin joint corner of Tracts A and B to an iron pin; thence along line of tract A. S. 75-40 E. 335 feet to iron pin joint corner tracts A & B; thence S. 18-15 W. along line of Edgar Boyce Sr. 149.6 feet to iron pin center of road; thence along said road or proposed street N. 75-34 W. 340 feet to beginning corner.

This being a part or portion of the lands conveyed to Edgar Boyce, Sr. by deed of Clarence-George and Nannie M. George also known as Wenona George to Edgar Boyce, Sr. said deed dated October 20th, 1960, recorded in the Office of R. M. C. for Greenville County in Book 661 page 426.