

State of South Carolina  
COUNTY OF GREENVILLE

MAY 30 9 02 AM 1962

OLLIE WORTH  
R. H. G.

To All Whom These Presents May Concern:

I, James Walter McCarter

SEND GREETING

WHEREAS, I the said James Walter McCarter

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 Five thousand seven hundred fifty and no/100 - (\$5,750.00) 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

Sixty four and 52/100 - (\$64.52) 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

James Walter McCarter, 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; Bates Township, North of the Town of Travelers Rest, on the East side of the Geer Highway, being delineated on a plat of property prepared for the R. L. Duncan Estate and Mrs. Georgia Duncan, by Terry T. Dill, Surveyor, September, 1948, recorded in Plat Book Vol. 00 at page 347, and having the following metes and bounds, to-wit:

BEGINNING on an iron pin on the Northern edge of a county road leading to the Geer Highway, and running thence N 54-45 W 208.6 feet to an iron pin; thence S 35-15 W 208.6 feet to an iron pin; thence S 54-45 E 208.6 feet to an iron pin on Northern edge of said county road; thence with the Northern edge of said county road N 35-15 E 208.6 feet to the point of beginning, containing one acre, more or less.

The above described property being a portion of the same conveyed by Sloan Duncan to R. L. Duncan by deed dated February 27, 1909, duly recorded in Deed Vol. 8-166.

This is the same property conveyed to me by Lora Duncan Hagood, Ora Duncan Keeler, Ralph P. Duncan, Norwood Lee Duncan, by deed dated September 19, 1959 and recorded in R. M. C. Office for Greenville County, in Deed Book-635, Page 159.

*Paid  
Sept. 3, 1962*

*James W. McCarter  
Surveyor*

*att:*

*James W. McCarter*

*Sept. 3, 1962  
Ollie Worth  
R. H. G.*