

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Dan Garth McKinney

SEND GREETING.

WHEREAS, I the said Dan Garth McKinney

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 Eighteen Thousand and no/100 - - - (\$ 18,000.00) 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

One hundred eighty and no/100 - - - (\$ 180.00) 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 Dan Garth McKinney

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, near the city of Greenville, on the Northeast side of Spring Valley Road, being shown as lot #11 on plat of Morningside Subdivision, made by Dalton and Neves, engineers, December, 1952, recorded in the R. M. C. Office for Greenville County, South Carolina in plat book "FF" at pages 83, 84 & 85 (also recorded in plat book "EE" pages 2 & 3) and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northeast side of Spring Valley Road at joint front corner of lots #10 & 11 and runs thence with the line of lot #10 N. 47-40 E. 183.1 feet to an iron pin; thence S. 42-20 E., 128.8 feet to an iron pin on Spring Valley Road; thence along Spring Valley Road S. 64-47 W., 49.3 feet to an iron pin; thence with the curve of Spring Valley Road (the chord being S. 56-31 W., 110.8 feet) to an iron pin; thence still with the curve of Spring Valley Road (the chord being S. 88-29 W., 33.9 feet) to an iron pin on the Northeast side of Spring Valley Road; thence with the Northeast side of Spring Valley Road N. 42-58 W., 75 feet to the BEGINNING corner.

This is the same property conveyed to F. W. Andrea by deed of Turman C. Smith dated January 8, 1960 recorded in the R. M. C. Office for Greenville County, South Carolina in deed book 642 at page 176.

This is the same property conveyed to me by F. W. Andrea by deed dated February 16, 1962 recorded in R. M. C. Office for Greenville County in deed book 692, page 523.