

State of South Carolina

COUNTY OF GREENVILLE

MAY 27 12 51 PM '12

To All Whom These Presents May Concern:

I, John Earl Garrett, Jr.

SEND GREETING

WHEREAS, I the said John Earl Garrett, Jr.

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 Hundred Thirty and 89/100 - \$ 530.89 ) 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

Nine and 10/100 - (\$ 9.10 ) 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 Earl Garrett, Jr.

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, 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, Chick Springs Township, on the North side of Palmer Street, near the Town limits of Greer, S. C. designated as lot thirty-four (34) on a plat of property by W. H. Willis, Surveyor, dated Jan. 19, 1916, and being a portion of the real estate conveyed to Della T. McHugh and W. D. Wood as Executors of the Estate of A. R. Wood, deceased, by deed of Mamie Mayfield Drummond & Frances Drummond as recorded in Deed Book 179, page 311, R. M. C. Office for Greenville County. The said W. D. Wood is now deceased and Della T. McHugh is surviving Executor.

This is a part of the same property conveyed to John Garrett by Della T. McHugh by her deed recorded in Book 259, page 72.

This is the same property conveyed to me by John Garrett by deed dated March 17, 1953, and recorded in R. M. C. Office for Greenville County, in Volume 490, page 201.

ALSO all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, School District 9-H, and being a part of the former O. P. Smith property, taken from lot #3 thereof, and having the following courses and distances, to-wit:-

BEGINNING at iron pin on the southern line of Fat Ward lot, and runs thence southerly one hundred forty-seven (147) feet to pin; thence westerly sixty-five (65) feet to iron pin, corner of lot Number 5 sold another party; thence along her line, northerly one hundred forty-nine (149) feet to the Fat Ward line; thence therewith easterly sixty (60) feet to the beginning corner, and being a part of the same conveyed to G. F. Howard by the Greer Bank & Trust Co. by deed recorded in Vol. 112 page 289, and sold by the said G. F. Howard to H. C. Howard. This is lot #4 of the subdivision of the #3 lot of the O. P. Smith property.

This is the same property conveyed to me by H. C. Howard by deed dated March 2, 1918 and recorded in R. M. C. Office for Greenville County in Vol 399, page 69.