

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, James A. Terry

SEND GREETING:

WHEREAS, I the said James A. Terry

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 Seven thousand Five hundred and no/100 (\$7,500.00) 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

Eighty-one and 73/100 (\$ 81.73) 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, 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 A. Terry

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 the said mortgagee 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, Chick Springs Township, containing One (1) acre, more or less, lying on the East side of the Buncombe Road, bounded by lands of C. L. King, said Buncombe Road and other property of (the state) and having the following courses and distances according to a plat prepared by H. S. Brockman, dated July 10, 1934, on record in the R. M. C. Office for Greenville County in plat Book H, page 243, to-wit:

beginning at an iron pin on the East edge of the said Buncombe Road, the Southwestern corner of said lot, and runs thence N. 61.15 E. 310.5 feet to an iron pin, corner of C. L. King's land; thence along the line of C. L. King N. 62.30 W. 99 feet to an iron pin on the right-of-way of the P. & N. Railway Co.; thence along the right-of-way of the said P. & N. S. 82.15 W. 328.5 feet to an iron pin in edge of said Buncombe Road; thence along the Eastern edge of said Buncombe Road, S. 34.42 E. 201.5 feet to the beginning corner.

This is the identical lot conveyed to me by N. W. Frady on February 10, 1940, and recorded in the R. M. C. Office for Greenville County in Book 218, page 218. ALL of the other lot of land adjoining the above described lot, and lying on the South side thereof, bounded on the Northwest by the above described lot, on the Northeast by lands now or formerly of C. L. King, on the Southeast by lands now or formerly of W. H. Criley and on the Southwest by the Buncombe Road, said lot having a uniform width of 73 feet and fronting the said Buncombe Road and extending back from said road 397 feet between parallel lines, more or less, and being all of that lot of land conveyed to S. P. Grant, by deed of N. W. Frady on February 10, 1940, and recorded in the R. M. C. Office for Greenville County in Vol. 218, page 218, the northeastern line being N. 62.30 W. 87.35 feet.

This is the same property conveyed to us by S. P. Grant, to be recorded in R. M. C. Office for Greenville County.

ALSO that certain lot, parcel or tract of land, on the East side of Buncombe Road, about one mile West of the Town of Greer, and having the following metes and bounds, to wit:-

(over)

SATISFIED AND CANCELLED OF RECORD

27 DAY OF Sept. 1945
Allie T. ...
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK P.M. OF SA. 1945

Paid, Sep. 21, 1945
Citizens B. & L. Association
Greer, S.C.
W.H. Mallock, Pres.
Witness: Betty B. ...