

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

OCT 26 1 56 PM 1962

OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

I, Charles A. Boyce

SEND GREETING

WHEREAS, I the said Charles A. Boyce

in and by my certain promissory note in writing of even date with these Presents, an well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Six thousand and no/100 (\$ 6,000.00) 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 98/100 (\$ 64.98) 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 Charles A. Boyce

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, Grove Township, Rehobeth School District, containing 2.22 acres more or less, as per survey and plat made by Dean C. Mens Reg. L. S. No. 1578, dated June 22, 1962, said Plat to be recorded in the R. M. C. Office for Greenville County, having the following metes and bounds to wit:

BEGINNING at nail in center of cap in edge of dirt road, thence along Old Palzer Piedmont Hwy. N 20-44 E., 126.7 feet to iron pin; thence along line of Edgar Boyce Sr. S. 79-15 E., 463.4 feet to iron pin; thence in same direction 65 feet to iron pin; thence along line of Edgar Boyce Sr., S. 30 E. to iron pin; thence S. 35-25 W., 90.6 feet to iron pin; thence along line of Dirt Road S. 76-0 W., to iron pin; thence along same line N. 71-30 W., 512.8 feet to point of beginning.

The above description contains the total area of Lots A and B inclusive, Lot A is a part or portion of the property conveyed to Edgar Boyce Sr. by Deed of Clarence George et al, said deed recorded in R. M. C. Office of County and State aforesaid in Book 661, page 426. Track B being a part or portion of property conveyed to Edgar Boyce Sr. by Deed of Granett and Dora Burton dated March 30, 1962 and of record in the R. M. C. Office for County and State aforesaid in Book 698, page 480.

This is the same property conveyed to me by Edgar Boyce Sr., by deed dated June 28th, 1962 and recorded in R. M. C. Office for Greenville County in Deed Book 701, page 194.