

State of South Carolina

COUNTY OF GREENVILLE

GCT 31 3 15 11 1967

To All Whom These Presents May Concern:

I, C. B. Loftis, Jr. also known as Claude E. Loftis, Jr. SEND GREETING:

WHEREAS, I the said C. B. Loftis, 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

Two thousand five hundred and no/100 - - - (\$ 2,500.00 ) 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

Thirty nine and 58/100 - - - (\$ 39.58 ) 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 C. B. Loftis, 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 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, being on the West side of St. Mark's Road bounded by other lands of C. B. Loftis and lands now or formerly owned by Eugene A. McConnell and Wallace Evington, containing 17.75 acres, more or less, which is more fully described as follows:

BEGINNING at an iron pin at joint corners of C. B. Loftis and the said Eugene A. McConnell and running thence N. 48-00 W. 97 1/2 feet to an iron pin on property of C. B. Loftis; thence S. 58-50 W. 195 feet to an iron pin; thence N. 89-35 W. 488 feet to an iron pin; thence along property of the said Wallace Evington and Eugene A. McConnell S. 15-50 E. 958 feet to a stone on line of the said Eugene A. McConnell N. 70-18 E. 1165 feet to the point of beginning.

This is the same property conveyed to me by deed by C. B. Loftis dated January 17th 1958 and recorded in the R. M. C. Office for Greenville County in Book 591 page 136.

ALSO all that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina and having the following metes and bounds to-wit:

BEGINNING at an iron pin 15 feet Southeast from the Northeast corner of tract bought from Mountain Lake Colony, Incorporated, April 12, 1939, and running parallel with line of Ferguson property, but 15 feet from it, S. 86-45 W. 300 feet to an iron pin; thence S. 5-40 E. 140 feet to a large oak tree with an identifying iron pin on North side of it; thence N. 86-45 E. to line of property deeded by W. D. Neves to C. H. Millard and recorded in the office of Register of Mesne Conveyance, Greenville County, in Book 91, page 247; thence N. 30-30 E. a few feet to corner of said Neves-Millard tract; thence N. 5-40 W. 145 feet to beginning corner. This plot is a parallelogram but lacks a few feet in Southeast corner being perfect; contains approximately one acre; and leaves L. L. Jarrard a roadway 15 feet wide along between this tract and the Ferguson property. L. L. Jarrard retains free right of ways, together with right to enter property to maintain same, for the two pipe lines owned by Connie Maxwell Children's Home and Mrs. Violet McCauley Stalling respectively, now across this property, but grants right to relocate these at Claude E. Loftis, Jr. expense if desired.

(CONTINUED)

Paid Jan. 11, 1966:  
Citizens B & L Association  
Greer S. C.  
Betty B. Kennette Sec. Asst. Treas.  
Witness - Sandra H. Mcabee

SATISFIED AND CANCELLED OF RECORD

13 DAY OF March 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:43 O'CLOCK A. M. NO. 21777