

State of South Carolina

COUNTY OF GREENVILLE
SPARTANBURG

FILED BOOK 948 PAGE 246
GREENVILLE CO. S. C.

FEB 7 3 17 PM 1964

To All Whom These Presents May Concern:

OLLIE FA-KSWORTH
R. M. C.

I, James R. Mann

SEND GREETING:

WHEREAS, I the said James R. Mann

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

Four thousand and no/100 - - - (\$ 4,000.00) 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 three and 32/100 - - - (\$ 63.32) 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 James R. Mann

, 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 and Spartanburg containing 70 acres, more or less, situated on the East side of Middle Tyger River about nine miles Northward from the City of Greer, 45 acres of which are located in Campobello Township of Spartanburg County and 25 acres of which are located in Highland Township of Greenville County, and having the courses and distances according to survey and plat by J. H. Atkins, Surveyor, dated May 7, 1934, recorded in Plat Book 43, page 109, R. M. C. Office for Spartanburg County, as follows, to wit:

BEGINNING on a stone, corner with other lands of Nodine, V. C. Lyda and Cal Allen, and runs thence S. 48-26 W., 1661 feet to a stone; thence S. 84-46 W., 898 feet to a point in the center of Middle Tyger River; thence up and with the center of said river the following courses and distances: N. 16-52 W., 600 feet, N. 30-50 W., 258 feet; N. 19-34 W., 255 feet; N. 9-18 W., 290 feet, N. 32-50 E., 166 1/2 feet, N. 31-32 E., 259 feet, N. 7-20 W., 131 feet, N. 37-45 E. 87 feet and N. 15-25 W., 109 1/2 feet to a stake; thence S. 70 E., 2483 feet to the beginning.

ALSO, all that other parcel or tract of land in Highland Township of Greenville County and State aforesaid, adjoining the above described tract and lying North therefrom, having the following courses and distances:

BEGINNING at a stake on the East bank of said river at N. J. Fisher corner and runs thence S. 52-53 E., 24.50 chains to stone on South side of Spencers Creek in N. J. Fisher's line; thence S. 44-15 W., 5.08 chains to a stone; thence S. 63-00 E., 8.34 chains to a stone; thence S. 31-30 E., 4.96 chains to a stone; thence N. 71-30 W., 12.88 chains to a stake on East bank of Middle Tyger River; thence up and with the meanders of said river as the line about 28.00 chains to the beginning corner, containing 25 acres, more or less.

This is the same property conveyed to Henry Earl Alewine by J. B. Bowers by deed dated December 15, 1962 recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 713, page 159, and recorded in the R. M. C. Office for Spartanburg County, S. C. in Deed Book 28-S, page 458.

This is the same property conveyed to me by deed dated Jan. 20, 1964 by Henry Earl Alewine.