

State of South Carolina

COUNTY OF GREENVILLE

APR 6 11 50 AM '70

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, Carroll S. McJunkin and Lura Ellen P. McJunkin SEND GREETING:

WHEREAS, we the said Carroll S. McJunkin and Lura Ellen P. McJunkin, in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty Thousand and no/100 (\$20,000.00) Dollars, with interest from the date hereof at the rate of eight per cent (8%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Ninety One and 11/100 (\$191.11) 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 we the said Carroll S. McJunkin and Lura Ellen P. McJunkin, 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 us the said mortgagors, 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 on the headwater of Mush Creek and on the North side of the Old Buncombe Road, and having the following metes and bounds:

BEGINNING at a stake on the Old Buncombe Road (formerly F. O.) and runs thence with said Road S. 63-15° E. four hundred fifty-five (455) feet to a stake in said old road; thence N. 34-30° E. seven hundred eighty (780) feet to a stake in field; thence N. 62-15° W. six hundred fifty (650) feet to a stone on old line; thence with said old line S. 19-30° W. eight hundred (800) feet to the beginning corner, and contains Ten (10) Acres, more or less; this being part of the J. S. Kelly land; LESS, However, two tracts deeded by Sallie L. Center to Eric C. McJunkin, deed recorded in R. M. C. Office for Greenville County in Vol. 372, Page 25, and Sallie L. Center to Mrs. Bessie C. Hawkins in deed recorded in said R. M. C. Office.

This is the property which Mrs. Eric C. McJunkin and Gentry L. Center received from the Estate of Sallie L. Center, by deed from Probate Judge, and recorded in the R. M. C. Office for said County.

This is the same property conveyed to Carroll S. McJunkin by deed of Mrs. Eric C. McJunkin and Gentry L. Center, dated December 10, 1960, and recorded in the R. M. C. Office for Greenville County, State of South Carolina, in Deed Book 664, Page 352.

ALSO: All 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 and County aforesaid, being shown and described as containing eight acres, more or less, according to a plat of the Kelly property, prepared by Isaac Kelly, 1879, duly recorded in Plat Book Vol. FF at pages 118, 119, R. M. C. Office for Greenville County and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin, joint corner of said eight acre tract and a thirty acre tract, same being the Southeastern corner of the said eight acre tract and the Northeastern corner of the thirty acre tract, and running thence N. 22-15° E. 9.50 chains to a point, same being the Northeastern corner of said eight acre tract and the Southeastern corner of a fifty-six and one-fourth acre tract as shown on said plat; thence N. 78-00° W. 8.07 chains to a point marked R. O. on the Eastern line of a thirty-three and one-half acre tract (Raymond O'Neil tract); thence S. 48-00° W. 7.60 (or 7.40) chains to a point; thence S. 69-00° E. 11.80 chains to the point of beginning.