

FILED

State of South Carolina

COUNTY OF GREENVILLE

APR 27 1 46 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1153 PAGE 477

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To All Whom These Presents May Concern: I, Laurens I. James, Jr.

the Mortgagor(s), SEND GREETING: hereinafter called

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Ratterree-James Insurance Agency.

TEN THOUSAND (\$10,000.00)----- hereinafter called Mortgagee, in the full and just sum of DOLLARS, to be paid in full five (5) years from date.

with interest thereon from date at the rate of four per centum per annum, to be computed and paid quarterly. until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or lot of land in Chick Spring Township, County of Greenville, State of South Carolina, located in City of Greer on Morrow St., being shown and designated as lot number SIX (6) on plat of C. W. McClimon, made by H. S. Brookman, surveyor, dated 1-24-69, recorded in plat book SSS page 3, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Morrow St., joint front corner of lots Nos. 5 and 6 as shown on said plat and running thence as the common line of same S. 70-24 E., 137 feet to iron pin; thence N. 33-28 E., 84 feet; thence N. 62-22 W., 124.3 feet to Morrow St.; thence along said street S. 38-36 W., 101 feet to the beginning corner

This is the same conveyed to the within mortgagor by Ratterree-James Insurance Agency by deed recorded 9-9-69.