

State of South Carolina

MAY 6 1 20 PM '70
OLLIE FARNSWORTH
R. M. C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, James Franklin Carder and Dovie C. Carder SEND GREETING:

WHEREAS, we the said James Franklin Carder and Dovie C. Carder 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 one thousand two hundred and no/100 - - - - (\$1,200.00) 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

thirty seven and 61/100 - - - - (\$ 37.61) 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 James Franklin Carder and Dovie Carder, 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 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, Butler Township, located one mile Northwest of Batesville, on the Western side of Enoree River Gage Road and being shown on plat of property made for Ernest R. Coleman, by H. S. Brockman, surveyor, dated April 20, 1968, which plat is recorded in the R. M. C. Office for Greenville County and having the following metes and bounds, to wit:

BEGINNING in the center of said road, (iron pin set off 21 feet on west side of road) at the corner of Vaughn property and running thence with Vaughn N. 43-53 W., 226.5 feet to an old iron pin at corner of Bill Ward lot; thence N. 13-30 E., 83.1 feet along Ward lot to old pin; thence S. 69-56 E., 271 feet to old nail in center of said road; thence with center of said road S. 29-24 W., 100 feet to angle; thence still with center of said road S. 47-49 W., 92.6 feet to the beginning corner.

This is a part of the same conveyed to Ernest R. Coleman by Neata A. Underwood, by deed recorded in Deed Book 287 page 250, Greenville County R. M. C. Office and part thereof as shown on plat recorded in plat book BBB page 21, Greenville County R. M. C. Office.

This is the same property conveyed to us by Ernest R. Coleman by Deed dated April 25, 1968, recorded in Deed Book 842, page 620, in the R. M. C. Office for Greenville County.