

State of South Carolina

Nov 20 12 20 PM '70

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Dennis E. Nichols

SEND GREETING:

WHEREAS, I the said Dennis E. Nichols

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 five thousand five hundred and no/100 - - - - (\$ 5,500.00) 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

eighty Five and 73/100 - - - - - (\$ 85.73) 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 Dennis E. Nichols

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, Butler Township, on the south side of the Loop Road near Cross Roads Baptist Church, and being a portion of Tract No. 2 of the T. B. Snow Estate, shown on a plat by E. S. Brockman, Surveyor, dated April 14, 1936, and having the following courses and distances, to wit:

BEGINNING at an iron pin in the Loop Road, corner of one acre lot previously conveyed from said Tract # 2, and runs thence along the said Loop Road, as the line N. 50-00 E. 144.5 feet, N. 62-53 E. 300 feet, N. 77-49 E. 200 feet, N. 72-06 E. 200 feet and N. 82-25 E. 235.3 feet to the bridge over Betts Creek; thence S. 22-33 E. 253.3 feet, more or less, to a point on bank of creek; thence S. 83-00 E. 100 feet to intersection of Betts Creek and pool branch; thence up said branch as the line, S. 64 W. 191.5 feet, S. 54-30 W. 100 feet, S. 33-18 W. 483 feet and S. 25-33 W. 392 feet to a stake or line now or formerly of J. E. Summey; thence N. 58-55 W. 300 feet to a stone; thence N. 40-00 W. 447.6 feet to an iron pin, corner of one acre lot previously conveyed from this tract; thence N. 50 E. 210 feet to an iron pin; thence N. 40 W. 210 feet to the beginning corner.

This is a portion of the property conveyed to G. A. Roberts by deed of Harold C. Griffith recorded in Deed Book 766, page 583, R. M. C. Office for Greenville County.

This the same property conveyed to me by deed dated August 31st, 1965 and recorded in the R. M. C. Office for Greenville County.

Less However: That part of the above described property conveyed to Larry McKakin et al by deed recorded in deed book 848 page 103, Greenville County R. M. C. Office.