

GREENVILLE CO. S. C.

BOOK 1178 PAGE 305

State of South Carolina

COUNTY OF GREENVILLE

JAN 13 1 30 PM '71

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, Thomas J. Tapp, - - - -

the Mortgagor(s). SEND GREETING. hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents. is well and truly indebted to Peoples National Bank, Greer, S. C.,

- - - - hereinafter called Mortgagee, in the full and just sum of
- - - - Nine Thousand One Hundred Forty & No/100 - - - - DOLLARS.

to be paid as follows: \$104.00 on January 15, 1971, and \$104.00 on the 15th day of each month thereafter until paid in full; each of said payments to be applied first to interest and the balance to the principal,

with interest thereon from date at the rate of 6½ per centum per annum, to be computed and paid monthly 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 just 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, Peoples National Bank, Greer, S. C., and its Successors and Assigns forever:

All that certain parcel or lot of land situated on the north side of East Poinsett Street (formerly Hill Street), in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and having the following courses, distances and bounds, to-wit:

BEGINNING at a point on the north side of the sidewalk of East Poinsett Street, southwest corner of the lot herein conveyed and the corner of the property of Dr. Robert G. Jewell, and running thence along the north side of said sidewalk 32.5 feet, more or less, to the corner of the W. M. Thompson Estate property; thence along Thompson line approximately 250 feet to the old Cannon line; thence in a westerly direction along the old Cannon line 60 feet, more or less, to the line of the Drace Estate property; thence along the Drace line in a southern direction 188 feet, more or less, to the corner of the Jewell property; thence along the Jewell line, N. 58-00 W. 27 feet and 8 inches to a point in the center of the wall; thence along the center of the building wall, S. 32-00 W. 62.4 feet to the beginning corner.

There is included herewith all the rights and privileges in and to the building walls on each side of the above described property.

This is the same property conveyed to Thomas J. Tapp, Samuel J. Tapp and James H. Tapp by deed of George Edgar Bruce, recorded in Deed Book 832, Page 326, R. M. C. Office for Greenville County.