

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 17 1 16 PM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, James K. Babb

SEND GREETING:

WHEREAS, I the said James K. Babb

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 Seven Thousand and No/100 - - - - - (\$ 7,000.00) 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

Sixty Six & 90/100 - - - - - (\$ 66.90) 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 James K. Babb, 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, on the eastern side of an unnamed county road, south of Highway 418, and shown as 13.79 acres, on a plat or property of R. L. Mahon, by J. D. Calmes, dated February, 1961 and having, according to said plat, the following metes and bounds, to wit: (Plat Book LLL page 85):

BEGINNING at an iron pin near the eastern side of the above mentioned county road at the joint corner of property of C. G. Thomason and running thence S. 86-26 E. 1418.4 feet to an iron pin near the center of a branch; thence with the branch as the line, the following courses and distances; N. 4-15 W. 163.1 feet; N. 6-10 W. 113 feet to a point; thence N. 40-10 E. 35 feet to a point; thence along the property of Furman Thomason, N. 89-10 W. 462.0 Feet to an iron pin; thence N. 65-55 W. 992.2 feet to an iron pin on the western side of highway # 418, thence along and crossing highway # 418, S. 4-03 N. 627.0 feet to an iron pin, as the point of beginning.

This is the same property conveyed to ~~me~~ R. L. Mahon by deed recorded in Deed Book 226, at page 315.

This is the same property conveyed to me by R. L. Mahon by deed dated November 11, 1965, recorded in Deed Book 786 page 206 in the R. M. C. Office for Greenville County.