

State of South Carolina

MAY 7 3 13 PM '71  
OLLIE FARNSWORTH  
R. M. C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Hazel W. Fowler and J. C. Fowler

SEND GREETING:

WHEREAS, we the said Hazel W. Fowler and J. C. Fowler 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 Eighteen Thousand and No/100 - - - - - (\$ 18,000.00 ) 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

One Hundred Seventy Two and 02/100 - - - - - (\$ 172.02 ) 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 Hazel W. Fowler and J. C. Fowler, 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 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, about one (1) mile south of Town of Gowansville, on the East side of the Goodjion Road, being shown and designated as Tract No., 1, containing 15.8 acres, on a plat of property prepared for J. C. and Hazel W. Fowler by W. N. Willis, engineer, dated August 14, 1970, and recorded in Plat Book SSS, Pages 350 and 351, and having such metes and bounds as is thereby shown. According to said plat, said property fronts on the east side of Goodjion Road a distance of 1212 feet, with a depth on the north of 1012 feet, depth on the south of 573 feet, with a rear width of 555 feet.

All that certain parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, about 1 mile south of Town of Cowansville, on the East side of the Goodjion Road, being shown and designated as Lot No. 2, containing 2.7 acres, more or less, on a plat of property prepared for Joe Dean Smith by W. N. Willis, Engineer, dated July 29, 1970, recorded in Plat Book SSS, Page 388-389, and having, accord to said plat, the following metes and bounds:

BEGINNING at a point in the center of Goodjion Road (iron pin back at 75 feet), and running thence with Goodjion Road 50 feet to a point in center of road (Iron pin back at 66 feet); thence leaving Goodjion Road and running N. 84.00 E. 995 feet to an iron pin; thence S. 11-35 E. 200 feet to an iron pin; thence N. 87-10 W. 1,012 feet to the point of beginning.

This is the same property conveyed to Hazel W. Fowler by deed of Joe Dean Smith, dated September 8, 1970, and recorded in Deed Book 902, page 451, R. M. C. Office for Greenville County, One-Half interest deeded to J. C. Fowler by deed dated March 3, 1971 recorded in deed Book 910 page 49 R. M. C. Office for Greenville County.