

APR 17 3 39 PM '72

BOOK 1229 PAGE 125

The State of South Carolina, OLLIE FARNSWORTH, R.M.C.

County of GREENVILLE

To All Whom These Presents May Concern: We, JAMES E. HALBKAT, JR. and SANDRA H. HALBKAT SEND GREETING:

Whereas, we, the said James E. Halbkat, Jr. and Sandra H. Halbkat in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to **FIRST PIEDMONT BANK AND TRUST COMPANY** in the full and just sum of **Forty-seven Thousand Five Hundred Thirty-Five (\$47,535.00) Dollars**, to be paid on demand

, with interest thereon from date at the rate of **Eight** per centum per annum, to be computed and paid quarterly beginning **June 1, 1972**, until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of his or its interests to place, and the holder should place, the said note or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness 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 we, the said James E. Halbkat, Jr. and Sandra H. Halbkat, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **First Piedmont Bank and Trust Company** according to the terms of the said note, and also in consideration of the further sum of **Three Dollars**, to us, the said **James E. Halbkat, Jr. and Sandra H. Halbkat**, in hand well and truly paid by the said **First Piedmont Bank and Trust Company** 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 **First Piedmont Bank and Trust Company**:

All that piece, parcel or lot situate, lying and being at the North-western corner of the intersection of Redbud Lane and Foot Hills Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 56 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Foot Hills Road at the joint front corner of Lots Nos. 55 and 56, and running thence with the line of Lot No. 55 N. 68-58 W. 232.3 feet to an iron pin at the edge of the Golf Course; thence with the edge of said Golf Course S. 51-28 W.