

State of South Carolina

FILED
GREENVILLE CO. S. C.

AUG 23 11 36 AM '72

COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

To All Whom These Presents May Concern:

We, Joseph A. Craft and Carole D. Craft

SEND GREETING:

WHEREAS, we the said Joseph A. Craft and Carole D. Craft 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 Eight Thousand and No/100----- (\$ 8,000.00) Dollars, with interest from the date hereof at the rate of seven $\frac{1}{2}$ per cent ($7\frac{1}{2}$ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy Four and 17/100 - - - - - (\$ 74.17) 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 Joseph A. Craft and Carole D. Craft, 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 us the said mortgagors 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, Chick Springs Township, lying on the southwest side of Pennsylvania Avenue (Formerly known as Mimosa Drive or Greer Mill Road), in the City of Greer and having the following courses and distances:

BEGINNING on an iron pin on the southwest side of the said Pennsylvania Avenue (formerly Mimosa Drive) joint corner with lot now or formerly belonging to Clyde Smith, and runs thence with that line, S. 49-10 W. 220 feet to an iron pin, joint corner of lot now or formerly belonging to Smith, and on the line of property now or formerly belonging to Haynsworth and Burgess; thence with the said line, S. 43-15 E. 130 feet to an iron pin, corner of lot now or formerly belonging to M. H. McGarity; thence with the dividing line of lot now or formerly of McGarity, and the lot herein described, N. 42-40 E. 220.4 feet to an iron pin on the southwest side of Pennsylvania Avenue (formerly Mimosa); thence with southwest side of said Drive, N. 43-15 W. 105 feet to the beginning corner.

This is the same property conveyed to Mrs. Rispah T. Barnwell by B. S. Arant by deed recorded in Deed Book 287, page 380, R. M. C. Office for Greenville County,

This deed is executed pursuant to authority contained in the last will and Testament of Rispah T. Barnwell, whose will is on file in the Probate Court for Greenville County.