

SEP 22 2 59 PM '72

ELLIOTT BEACHER REAL ESTATE

R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, James J. Branton and Sara T. Branton

SEND GREETING

WHEREAS, we the said James J. Branton and Sara T. Branton

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 Seventeen Thousand and No/100 - - - - - (\$ 17,000.00) Dollars,

with interest from the date hereof at the rate of Seven 1/2 per cent (7 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Thirty Six and 96/100 - - - - - (\$ 136.96) 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 James J. Branton and Sara T. Branton, 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 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, Chick Springs Township, located in Pleasant Grove Community, one and one-half miles South of Greer, S. C. on Grand Teton Drive and being shown and designated as all of Lot Number Fourteen (14), Section One (1), on plat entitled "Teton Forest", made by John A. Simmons, surveyor, dated September 17, 1965 and recorded in Plat Book "ILL", Page 129 Greenville County R. M. C. Office. Reference is hereby made to said plat for a more complete description as to metes and bounds.

This is a portion of the property conveyed to McElrath & Tucker, Inc. by deed of John H. Greer, recorded in Deed Book 919, Page 269, R. M. C. Office for Greenville County, South Carolina.

This is the same property conveyed to us by McElrath & Tucker, Inc. by deed dated September 18, 1972 to be recorded in R. M. C. Office for Greenville County.