

State of South Carolina

COUNTY OF GREENVILLE  
COUNTY OF SPARTANBURG

GREENVILLE CO. S. C.

DEC 31 12 18 PM '75

DONNIE S. TANKERSLEY  
R.M.C.

To All Whom These Presents May Concern:

McClimon and Hill, Inc.

SEND GREETING:

WHEREAS, it the said McClimon and Hill, Inc.

in and by its certain promissory note in writing of even date with these Presents, is well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifty-One Thousand and no/100 - - - - - (\$ 51,000.00 ) Dollars, with interest from the date hereof at the rate of eight- $\frac{1}{2}$  per cent ( 8 $\frac{1}{2}$  %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Five Hundred Two and 22/100 - - - - - (\$ 502.22 ) 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 it the said McClimon and Hill, Inc., 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 it 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, O'Neal Township, on the east side of the South Tyger River, and being shown on plat made for Carl G. Poole by H. S. Brockman, surveyor, dated August 17, 1937, recorded in plat book D, page 279, Greenville County R. M. C. Office and having the following courses and distances, to wit:

BEGINNING at a large stone, eastern corner of said tract, and running thence N. 23-45 E., 412 feet to an iron pin; thence S. 85-40 W., 543.4 feet to an iron pin on second break of waterway; thence with waterway S. 56-30 W., 585.5 feet to an iron pin at mouth of waterway; thence S. 86-30 W., 1656 feet to middle of South Tyger River, (1637 feet to an iron pin on bank of river); thence down the river as a line S. 42-15 E., 98.5 feet to bend; thence S. 58-45 E., 100 feet to bend; thence S. 64-00 E., 100 feet to a bend; thence S. 41-00 E., 350 feet to bend; thence S. 1-00 W., 100 feet to bend; thence S. 30-30 E., 100 feet to bend; thence S. 6-00 E., 100 feet to a bend; thence S. 12-00 E., 100 feet to an iron pin on bank of river; thence N. 83-00 E., 738 feet to a stone near holly (756.5 feet from middle of river); thence N. 62-00 E., 1749 feet to the beginning corner, containing 39.4 acres, more or less.

This is the same property received by Fannie B. Poole by deed recorded in Deed Book 812, page 174, and from the estate of Lloyd Poole, Apt. 1175, File 2, Greenville County R. M. C. Office and Greenville County Probate Office. This is the same property conveyed to McClimon & Hill, Inc. by Fannie B. Poole by deed dated November 9, 1973, and recorded in Deed Book 988, page 222, Greenville County R. M. C. Office.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in Needmore, just outside the city limits of Greer, and fronting on Spring Street (formerly called Frohawk Street), adjoining lots now or formerly owned by Clarence Sexton, Elsie Glymp and Frank Burnett, and having the following metes and bounds, to wit:

BEGINNING on an iron pin on Spring Street, Elsie Glymp and Clarence Sexton corner, and runs thence with their line S. 83-35 E., 100 feet to an iron pin on the line of Clarence Sexton and Elsie Glymp; thence S. 7-00 W., 45 feet to an iron pin; thence N. 82-26 W., 100 feet to an iron pin on Spring Street; thence with Spring Street N. 7-00 E., 43 feet to the beginning corner

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