

State of South Carolina

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1355 PAGE 245

DEC 5 11 47 AM '75

DONN S. HARRIS  
C.L.E.

To All Whom These Presents May Concern:

J. C. Hubert Ivester

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of

Fifty-Five Thousand and 00/100 (\$55,000.00)-----DOLLARS,  
to be paid in monthly installments of \$ 696.72 commencing on the 15 day of March, 1976  
and on the 15 day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due and payable on the 15 day of February, 1986.

with interest thereon from date at the rate of 9 per centum per annum, to be computed and paid monthly, as stated above, until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' 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 the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee,

ALL that certain piece, parcel and tract of land containing 2.95 acres, more or less (gross) situate, lying and being on the southwest side of Fork Shoals Road and on the north side of 4th Avenue Extension near the Community of Conestee in the County of Greenville, State of South Carolina and having, according to a survey of property of W. Lua and Helen L. Henderson made by C. O. Riddle, RLS 1347 under date of July 11, 1975, the following metes and bounds:

BEGINNING at an iron pin on the south side of Fork Shoals Road corner with property now or formerly of Sadie S. Porter and running thence along and with the south side of Fork Shoals Road the following courses and distances: S. 60-50 E. 187.2 feet; S. 58-41 E. 98.2 feet; S. 56-41 E. 101.2 feet; S. 54-19 E. 98.6 feet; S. 51-44 E. 98.2 feet; S. 49-06 E. 98.8 feet; and S. 46-34 E. 84.6 feet to an iron pin at intersection at 4th Avenue Extension thence S. 25-54 W. 30.45 feet to an iron pin; thence S. 17-10 W. 33.3 feet to a nail and cap in or near the center of 4th Avenue Extension and running thence with 4th Avenue Extension the following courses and distances: N. 82-44 W. 118.15 feet to a nail and cap; N. 79-51 W. 200 feet to a nail and cap and S. 89-29 W. 268.6 feet; thence leaving 4th Avenue Extension and running thence N. 60-10 E. 167.2 feet to a C.I.Mon. corner with property now or formerly of Sadie S. Porter, thence along and with said property line to the point and place of beginning.

