

State of South Carolina }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
JAN 15 11 54 AM '76  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1358 PAGE 57

To All Whom These Presents May Concern:

S & J REALTY COMPANY, INC.

hereinafter called

the Mortgagor(s), SEND GREETING:

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

FIFTEEN THOUSAND AND NO/100THS (\$15,000.00) DOLLARS.  
to be paid in monthly installments of \$152.15 commencing on the 14 day of February, 1976  
and on the 14 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 14 day of January, 1991.

with interest thereon from date at the rate of Nine (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 or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, being Lot 12 and the greater portion of Lot 11, Block B, of property of Melville Land Company, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book A, at Page 97, and according to said plat, having the following metes and bounds, to-wit:

Beginning at a point on the northeasterly side of Traction Street at joint corner of Lots 12 and 13, and running thence with Traction Street N. 46-15 W. 90 feet to a point, 10 feet from joint front corner of Lots 10 and 11; thence running through Lot 11, N. 43-45 E. 150 feet; thence S. 46-15 E. 90 feet; thence with the common line of Lots 12 and 13, S. 43-45 W. 150 feet to the point of beginning.

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