

JUL 29 12 09 PM '77

State of South Carolina

W. S. TANKERSLEY
R.M.C.

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 383, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Danny G. Cooke

SEND GREETING:

WHEREAS, I the said Danny G. Cooke

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Forty-two Thousand and No/100 -----(\$ 42,000.00) Dollars,

with interest from the date hereof at the rate of eight 1/2 per cent (8 1/2 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Four Hundred Thirteen and 60/100 ---

-----(\$ 413.60) 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 I the said Danny G. Cooke

, 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 me 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, on the northwest side of the Old Greenville-Gowansville Road containing 5.3 acres as shown on survey made by W. N. Willis Engineers, Spartanburg, South Carolina, May 30, 1974 and having according to said survey the following metes and bounds, courses and distance, to-wit:

Beginning at a point (old nail) in the center of said Old Greenville-Gowansville Road, corner of Property of Forrester, thence with the line of said property N. 38-30 W. 25 feet to an iron pin; thence continuing on the same course 478 feet to an iron pin in line of the Property of Few; thence with the line of said property N. 75- E. 642 feet to an iron pin, corner of Tract No. 2; thence with the line of said tract S. 12-35 E. 406.5 feet to an iron pin; thence continuing on the same course 25 feet to the center of said Old Greenville-Gowansville Road; thence with the center of said road S. 63-45 W. 47 feet (to a nail); thence continuing S. 70 W. 100 feet (to a nail); thence continuing with the center of said road S. 72-14 W. 282 feet to the beginning corner.

This is a portion of the tract of land conveyed to June Young by M. H. Campbell by deed dated January 22, 1957 and recorded in deed vol. 583 at page 117 of the R.M.C. Office for Greenville County, S. C.

This conveyance is made subject to any restrictions, easements or rights-of-way of record or on the ground.

The above described property is designated as Tract 1 on the aforementioned plat.

This is the same conveyed to me by June Young by deed dated June 29, 1974, recorded in deed book 1002, page 186, Greenville County R. M. C. Office on the 1st of July, 1974.

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