

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MAR 25 12 49 PM 1963

OLLIE FANNING WORTH
R. M. C.

To All Whom These Presents May Concern:

We, H. I. Jordan and Paul A. Jordan

SEND GREETING:

WHEREAS, we the said H. I. Jordan and Paul A. Jordan

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

two thousand and no/100 - - - - - (\$ 2,000.00) Dollars,

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

thirty one and 66/100 - - - - - (\$ 31.66) 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 H. I. Jordan and Paul A. Jordan, 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, in the city of Greer, on the west side of Park Avenue and having the following courses and distances to-wit:

BEGINNING at an iron pin at the joint corners of Lots Nos. 12 and 13, on the west side of said Avenue and running thence, with the property line of said Avenue, N. 12-10 W. 180 feet to an iron pin, the joint corners of this tract and other property of the Greer Oil Mill and Feed Co.; thence, S. 80-07 W. 140.4 feet to an iron pin; thence S. 4.15 W. 193.4 feet to an iron pin, the rear corner of Lots. Nos. 12 and 13; thence N. 77-50 E. 195.6 feet to the beginning corner on the west side of Park Avenue, and comprised of Lots Nos. 13, 14, and 15 as described on a plat of the Greer Oil Mill and Feed Co. property prepared by H. S. Brockman, Surveyor dated June 14, 1950 and hereby referred to for further aid in description of said property, and being a portion of the property conveyed to Greer Oil Mill and Feed Co. by Peoples National Bank of Greenville as trustee for the Estate of D. D. Davenport, and recorded in Volume 278 at page 193 in the R. M. C. Office for Greenville County; and the property conveyed to Greer Oil Mill and Feed Co. by deed from said Trustee of Davenport Estate, recorded in Vol. 253 at page 64.

SUBJECT, HOWEVER, TO THE FOLLOWING RESERVATIONS AND RESTRICTIONS: (1) All rights-of-way of utility companies (2) A verbal tenancy given by the grantor to Vaughn; terminating less than six (6) months from date hereof. (3) The right to the grantor to dismantle and remove the metal fence surrounding the above described premises, and the right to remove any personal property now located on said tract at any time within six (6) months from date hereof.