

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH

To All Whom These Presents May Come

WE, Johnny R. Bogan and Lucille H. Bogan and Gladys W. Bogan SEND GREETING:

WHEREAS, WE the said Johnny R. Bogan and Lucille H. Bogan and Gladys W. Bogan 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 Seven Thousand and No/100 - - - - - (\$ 7,000.00) Dollars, with interest from the date hereof at the rate of Eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy Five & 78/100 - - - - - (\$ 75.78) 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 Johnny R. Bogan and Lucille H. Bogan and Gladys W. Bogan, 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 on the West side of the Gibbs Shoals Road and on the North side of the old Greenville-Spartanburg Road, in Chick Springs Township, County and State aforesaid, and having the following courses and distances, to wit: Beginning at a Nail and Stopper in the center of Gibbs Shoals Road at the intersection of the old Greenville-Spartanburg Road and running thence with the last mentioned road S. 50-00 W. 254 feet to a point in said old Greenville-Spartanburg Road, thence N. 32-15 W. 102-5 feet to an Iron Pin, thence N. 52-47 E. 264.5 feet to a Nail and Stopper in the center of the Gibbs Shoals Road (Iron Pin on Western bank of said last mentioned road), thence with the center of the Gibbs Shoals Road S. 25-00 E. 91 feet to the beginning point, bounded on the North and West by lands now or formerly owned by W. M. Dillard, on the East by the Gibbs Shoals Road, and on the South by the old Greenville-Spartanburg Road. This being the same property which was conveyed to James B. Sudduth and Marjorie D. Sudduth by the Woodruff Federal Savings and Loan Association by deed recorded in the R. M. C. Office for said County in Deed Book 706 page 298, September 10, 1962.

(Johnny R. Bogan and Lucille H. Bogan)

This is the same property conveyed to by James B. Sudduth and Marjorie D. Sudduth by deed dated April 28, 1972 to be recorded in R.M.C. Office for Greenville County.

ALSO: All that piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the Greer Mill Village, in or near the City of Greer, Greenville County, South Carolina, and being more particularly described as Lot 79, as shown on a plat entitled "Subdivision of Greer Mill Village, Greer, S. C.," made by Dalton and Neves, January 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book Y at pages 138 and 139. According to said plat, the within described lot is also known as No. 21 Inglesby Street, (Avenue) and fronts thereon 120 feet.

This is the same property conveyed to Gladys W. Bogan by J. P. Stevens & Co., Inc. by Deed dated October 15, 1951 and recorded in in Vol. 445, Page 3, R.M.C. Office for Greenville County.