

FILED
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 CLERK OF COURTS
 GREENVILLE, S. C.

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James L. Nelson SEND GREETING:
 WHEREAS, I the said James L. Nelson

in and by MY certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifty-five Hundred and no/100 (\$ 5,500.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of five (5 %) per centum per annum, said principal and interest being payable in monthly instalments as follows:
 Beginning on the 1st day of November, 19 52 and on the 1st day of each month of each year thereafter the sum of \$ 58.34 to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of October, 19 62 the aforesaid monthly payments of \$ 58.34 each are to be applied first to interest at the rate of five (5 %) per centum per annum on the principal sum of \$ 5,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 I, the said James L. Nelson, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said James L. Nelson

in hand well and truly paid by the said GENERAL MORTGAGE CO., 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 GENERAL MORTGAGE CO.

All that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Augusta Street in the City of Greenville, County of Greenville, South Carolina and having the following metes and bounds, to-wit:

Beginning at an iron pin on Augusta Street, corner of lot heretofore conveyed by George Brownlee to W. T. Byers, and running thence with the line of said lot, N. 81-1/2 E. 149 feet, more or less, to a point S. 81-1/2 E. 20 feet from the rear corner nearest Haney Street of a lot conveyed jointly to James L. Nelson and Ellison G. Webster, Jr. by deed recorded in Book of Deeds 453, page 31 and running thence parallel with the back line of said lot, N. 11-3/4 W. 19 feet to a point, which point is in a straight line, said straight line passing through the center of a brick wall, which brick wall constitutes one side of a stone building located on the property herein conveyed; thence S. 81-1/2 W. 149 feet, more or less, through the center of a brick wall to Augusta Street; thence S. 10-30 E. 19 feet along Augusta Street to the point of beginning.

Together with all right, title and interest of James L. Nelson in and to a certain joint driveway 8.2 feet in width running from Augusta Street along line of property now or formerly of C. C. Bruce and 20 feet in width along the rear lines of property of James L. Nelson and Ellison G. Webster.

Reference is hereby made to deed from Louie C. Smith to James L. Nelson and Ellison G. Webster, Jr. recorded in the R. M. C. Office for Greenville County in Book of Deeds 453, page 31 and with further reference to

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