

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, Walter E. McAbee, of Greenville County, am well and truly indebted to E. F. Cunningham

sum of Four Thousand, Eight Hundred and No/100 - - - - - in the full and just (\$4,800.00) Dollars. in and by my certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Fifty-Three and 29/100 - (\$53.29) Dollars each, beginning on the 27th day of August, 1954, and continuing on the 27th day of each and every succeeding month thereafter until paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month, with privilege of anticipating payment of any part or all of said debt at any time

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid; and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Walter E. McAbee

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 E. F. Cunningham, his heirs and assigns forever:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, about two miles northeast of Taylors, S. C., and lying on the south side of a county surface treated road and on the west side of the Rutherfordton Road, shown and designated as Lot 14 on a plat of the R. L. Wynn Estate, plat made by J. Q. Bruce, March 18, 1950, said plat to be recorded in the R. M. C. office for Greenville County, and having the following courses and distances, to-wit:

COMMENCING at a point at the intersection of said surface treated road and the Rutherfordton road, and running thence S. 24-16 E. along the western side of said Rutherfordton road 116 feet to a stake; thence S. 82-41 W. 231 feet to a stake; thence N. 4-14 E. 111 feet to a stake on said surface treated road; thence N. 82-08 E. 175 feet to the point of commencement, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same property conveyed to me by E. F. Cunningham by deed of even date herewith, not yet recorded.

The mortgagee may pay the fire insurance premium or taxes, divide said payments into twelve equal instalments and add said payments to the regular payments and collect as a part of this mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

E. F. Cunningham, his

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.