

FILED
GREENVILLE CO. S. C.

The State of South Carolina,

OCT 20 10 55 AM 1954

County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

Whereas, I W. RUFUS ELLIS, the said W. Rufus Ellis SEND GREETING:

hereinafter called the mortgagor(s) in and by MY certain promissory note in writing, of even date with these presents, well and truly indebted to THE FIRST NATIONAL BANK OF GREENVILLE, GREENVILLE, SOUTH CAROLINA, hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand Five Hundred

No/100----- DOLLARS (\$ 7,500.00), to be paid

sixty (60) days after date,

, with interest thereon from date

at the rate of Five (5%) percentum per annum, to be computed and paid

at maturity until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case 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 his 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 said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 THE FIRST NATIONAL BANK OF GREENVILLE, GREENVILLE, SOUTH CAROLINA, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, in Greenville Township, Greenville County, State of South Carolina, on the South side of Wedgewood Avenue, being shown as Part of Lot 12 and Part of Lot 14, on plat of East Croftstone Acres, prepared by E. D. Neves, March 1917, which plat is recorded in Plat Book "L", pages 35-36, R.M.C. Office for Greenville County, S. C., and having according to a recent survey and plat of Property of R. S. Crosswell, prepared by Piedmont Engineering Service, October, 1947, recorded in Plat Book "U", page 133, the following notes and bearings, to-wit:

BEGINNING at an iron pin on the South side of Wedgewood Avenue, 70 feet S. 51-19 W., from the joint front corner of Lots 13 and 14, and thence N. 13-03 E., 218.7 feet to an iron pin; thence N. 52-16 E., 47.2 feet to an iron pin, joint rear corner of Lots 12 and 14; thence N. 11-51 W., 241.8 feet to iron pin, corner of lot heretofore sold to Allen; thence along Allen line, N. 11-51 W., 241.8 feet to iron pin on South side of Wedgewood Avenue; thence along South side of said Avenue, S. 53-20 W., 50 feet; joint front corner of Lots 12 and 14; thence continuing along said Avenue, S. 53-13 W., 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by R. S. Crosswell, dated July 13, 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 354, page 170.

Handwritten notes:
Paid and satisfied in
First National Bank
of Greenville, S.C.
By: C.M. Gaffney P.
situation must officiate
A.L. Pickens
Nov 29, 1954

Stamp and signature:
OLLIE FARNSWORTH
R. M. C.
12:30
27363