

AUG 21 3 37 PM '69

BOOK 1134 PAGE 567

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA, ^{R.M.C.}

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, RICE-CLEVELAND COMPANY, INC.
of the City of Greenville, State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings:

WHEREAS, the said Mortgagor is justly indebted to AIKEN LOAN & SECURITY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Two Hundred Sixty Thousand and No/100 (\$260,000.00)-----DOLLARS lawful money of the United States of America, secured to be paid by certain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said AIKEN LOAN & SECURITY COMPANY, in the City of Florence, in the State of South Carolina, of the sum of Two Hundred Sixty Thousand and No/100 (\$260,000.00)-----DOLLARS in words and figures as follows:

BEGINNING on the 1st day of October, 1969, and on the 1st day of each month of each year thereafter the sum of \$2,453.07, to be applied on the interest and principal of this note, said payments to continue up to and including the 1st day of August, 1986 and the balance of said principal and interest to be due and payable on the 1st day of September 1986, the aforesaid monthly payments of \$2,453.07 each are to be applied first to interest at the rate of 8 3/4ths per centum on the principal sum of \$260,000.00 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

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note or of any renewal or extension thereof, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever:

ALL that parcel or tract of land situate on the South side of P & N Drive near the City of Greenville, in Gantt Township, GREENVILLE County, South Carolina, and having, according to a survey made by Alex A. Moss dated January 17, 1969, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-B, Page 1, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of the right of way of P & N Drive at the Northwest corner of the tract of land herein conveyed and runs thence S. 7-15 W. 370.3 feet to an iron pin; thence S. 65-19 W. 273.3 feet to an iron pin; thence S. 88-36 E. 240 feet to an iron pin; thence N. 14-34 E. 335 feet to an iron pin; thence N. 15-06 W. 214.6 feet to an iron pin in P & N Drive; thence along P & N Drive, S. 80-15 W. 175.6 feet to an iron pin; thence still along P & N Drive, N. 86-05 W. 153.2 feet to an iron pin on the north edge of P & N Drive; thence along the North edge of P & N Drive, S. 80-13 W. 145.9 feet to the beginning corner.

Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the mortgagor covenants and agrees to pay to the mortgagee, on the first day of each month until the said note is fully paid, a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee), less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by the mortgagee in trust to pay said premiums, taxes and special assessments.