

FILED
GREENVILLE, S. C.
OCT 13 4 21 PM '69

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State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEMPSEY REAL ESTATE CO., INC.

SEND GREETING:

WHEREAS, the said Dempsey Real Estate Co., Inc.

in and by its certain promissory note in writing of even date with these Presents is well and truly indebted to CAMERON-BROWN COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Twelve Thousand One Hundred and no/100 (\$ 12,100.00) DOLLARS, to be paid at its office in Raleigh, N. C., or at such other place as the holder of the note may from time to time designate in writing, as follows:

payable on demand

with interest from the date hereof and maturity of the rate of Nine (9%) per annum and amount to be compounded on the first day of each month until paid in full.

Any delinquency in the amount of such monthly payments, shall, unless paid by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount of five per cent (5%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the expense involved in making delinquent payments.

All payments of principal and all interest are payable in lawful money of the United States of America; and in the event of default in the payment of any installment or installments, 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.

Should at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any covenant, agreement, or covenant contained herein, then the whole sum of the principal of said note remaining in full or in part 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 the said Dempsey Real Estate Co., Inc.

in full consideration of the said debt and sum of money aforesaid, and for the better assurance and payment thereof to the said CAMERON-BROWN COMPANY, according to the terms of the said note, and for the consideration of the further sum of THREE DOLLARS, to Dempsey Real Estate Co., Inc.

in hand well and lawfully sold by the said CAMERON-BROWN COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, conveyed, sold and released; and by these Presents do grant, convey, release unto the said CAMERON-BROWN COMPANY.

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northeasterly side of Vesta Drive, near the City of Greenville, S. C., and being designated as Lot No. 5 on plat of Vardry Vale, Section 2, as recorded in the RMC Office for Greenville County, S. C., in Plat Book WW, page 53.

*Paid in full and satisfied the 6 day of April 1970.
Cameron - Brown Company
Robert M. Turner Vice President
Witness Connie Watson
Dorothy Clayton*