

State of South Carolina

County of Greenville

FILED GREENVILLE CO. S.C.

APR 30 11 52 AM 1951

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. Donald Dobbins and Ruth G. Dobbins

SEND GREETING:

WHEREAS, we the said J. Donald Dobbins and Ruth G. Dobbins

in and by ONE certain promissory note in writing, of even date with these Presents are 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 Six Thousand and no/100 (\$6,000.00) 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 June, 1951, and on the first day of each month of each year thereafter the sum of \$ 63.64 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 May, 1961; the aforesaid monthly payments of \$ 63.64 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$ 6,000.00 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.

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 we the said J. Donald Dobbins and Ruth G. Dobbins, 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 us

the said J. Donald Dobbins and Ruth G. Dobbins 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 with buildings and improvements thereon situate, lying and being on the northern side of West Park Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 12A on a plat of property of Sam R. Zimmerman and Ferris M. Williams recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book E at page 132 and being described according to said plat and according to a more recent plat prepared by R.W. Dalton, registered Engineer, dated April, 1951, entitled "Property of J. Donald Dobbins and Ruth G. Dobbins, Greenville, South Carolina" as having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of West Park Avenue at the joint front corner of Lot No. 11 and Lot No. 12A which iron pin is 86.4 feet from the northwestern corner of the intersection of West Park Avenue and Mansell Street and running thence along the common line of said lots N 20-0 E 138.8 feet to an iron pin; thence N 82-22 W 72.4 feet to an iron pin at the joint rear corner of Lot No. 12 and 12A; thence along the common line of said last mentioned lots S 10-10 W 129.7 feet to an iron pin on the northern side of West Park Avenue; thence along the northern side of West Park Avenue S 75-40 E 48.4 feet to an iron pin, the beginning corner.

This is the identical property conveyed to us by Walter A. Martin on October 17, 1946, which deed is recorded in Deed book 300 at page 389.