

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

State of South Carolina,

NOV 14 9 04 AM 1952

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

S. S. ULMER SEND GREETING:

WHEREAS, I the said S. S. Ulmer

in and by ~~me~~ certain promissory note in writing, of even date with these presents ~~am~~ well and truly indebted to ~~The First National Bank of Greenville, S. C., as Executor under the will of Thomas J. Goggins, Deceased.~~

in the full and just sum of ~~Thirty-five hundred and No/100~~ (\$3500.00) DOLLARS, to be paid at ~~XXX~~ Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of ~~Six~~ (6%) per centum per annum, said principal and interest being payable in ~~monthly~~ installments as follows:

Beginning on the ~~13th~~ day of ~~December~~, 19~~52~~, and on the ~~13th~~ day of each ~~month~~ of each year thereafter the sum of \$~~38.86~~, to be applied on the interest and principal of said note, said payments to continue up to and including the ~~13th~~ day of ~~October~~, 19~~62~~, and the balance of said principal and interest to be due and payable on the ~~13th~~ day of ~~November~~, 19~~62~~; the aforesaid ~~monthly~~ payments of \$~~38.86~~ each are to be applied first to interest at the rate of ~~Six~~ (6%) per centum per annum on the principal sum of \$~~3500.00~~ 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 installments 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 installment or installments, or any part hereof, 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 any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 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 said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' 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 S. S. Ulmer

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~mortgagee, hereinabove named~~ according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to ~~me~~ the said ~~S. S. Ulmer~~ in hand and truly paid by the said ~~Mortgagee, hereinabove named~~

at and before the signing of these Presents, the receipt thereof 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, S. C., as Executor under the will of Thomas J. Goggins Deceased, its successors and assigns, forever.~~

All that lot of land with the buildings and improvements thereon, situate on the northeast side of Beachwood Ave. in the City of Greenville, Greenville County, South Carolina, being shown as Lot 11 on Plat of Eastover, made by R. E. Dalton, Engineer, July 1920, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F" Pages 41 and 42, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeast side of Beachwood Ave. at joint front corner of Lots 10 and 11 and running thence with line of lot 10 N.35-13 E. 136.4 feet to an iron pin; thence N. 54-47 W. 72 feet to an iron pin; thence with the line of Lot 12 S. 32-22 W. 141.4 feet to an iron pin on the northeast side of Beachwood Ave.; thence along the northeast side of Beachwood Ave. in an easterly direction 65 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Fidelity Federal Savings and Loan Association of Greenville, S. C., dated February 10, 1939, recorded in the R. M. C. Office for Greenville County, S. C., Deed Book 209, at Page 246.

May 2 - 1956

Paid and Satisfied by

FIRST NATIONAL BANK OF GREENVILLE, S. C., as Executor ~~refus~~ for Thomas J. Goggins, deceased.
J. H. Howell, asst trust officer
Witness: Margie A. Carter
John K. Jones

RECORDED AND CANCELLED OF RECORD
3 MAY 1956
Ollie Farnsworth
8:46 A. M. NO. 11432