

MORTGAGE OF REAL ESTATE—Prepared by P. Bradley Morrah, Jr., Attorney at Law, Greenville, S. C.

The State of South Carolina,

County of GREENVILLE

RECORDED
GREENVILLE
MAY 30 3 27 PM
THE FARMERS
S.M.C.

To All Whom These Presents May Concern:

CHARLES A. MIES, JR. AND KATHERINE L. MIES

SEND GREETING:

Whereas, we, the said Charles A. Mies, Jr. and Katherine L. Mies

hereinafter called the mortgagor(s)

in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Joseph Spremulli and Neta W. Spremulli

hereinafter called the mortgagee(s), in the full and just sum of Seventeen Thousand and No/100 (\$17,000.00)

----- DOLLARS (\$ 17,000.00), to be paid

in monthly installments of NinetyFour and 50/100 (\$94.50) Dollars commencing on the first day of August, 1954 and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July 1979; payments to be applied first to interest then to principal.

, with interest thereon from date

at the rate of Four and one-half (4½%) percentum per annum, to be computed and paid

monthly 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 we, 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 us, 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 Joseph Spremulli and Neta W. Spremulli, their heirs and assigns:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of Coventry Lane in the City of Greenville, Greenville County, State of South Carolina and being shown and designated as Lot No. 74 on plat of property of Central Development Corporation, prepared by Dalton & Neves, Engineers, dated October, 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "BB", at pages 22 and 23 and having a frontage of 80 feet on the east side of Coventry Lane, with a depth of 200 feet on the south side and a depth of 206.1 feet on the north side while being 80.2 feet across the rear.

The above described lot is the same conveyed to the mortgagors herein by deed of Joseph Spremulli and Neta W. Spremulli of even date herewith yet to be recorded.