

# State of South Carolina,

JUL 21 10 57 AM 1961

County of GREENVILLE

I, ROBERT L. GOLDSMITH

SEND GREETING

WHEREAS, I the said Robert L. Goldsmith

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to CENTRAL REALTY CORPORATION of Greenville, S. C.

in the full and just sum of THIRTEEN THOUSAND (\$13,000.00) DOLLARS, to be paid Central Realty Corp. in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five & 3/4 (5 3/4%) per centum per annum, said principal and interest being payable in three hundred Installments as follows:

Beginning on the 1st day of September, 1961, and on the 1st day of each month of each year thereafter the sum of \$ 81.79 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of August 1966, and the balance of said principal and interest to be due and payable on the 1st day of August 1966; the aforesaid three hundred payments of \$ 81.79 each are to be applied first to interest at the rate of Five & 3/4 (5 3/4%) per centum per annum on the principal sum of \$ 13,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each 81.79 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 herein provided, including any past due taxes or insurance premiums, the same shall bear simple interest from the date of such default until paid at the rate of 5 3/4 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 collections, 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 ten (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, Robert L. Goldsmith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Central Realty Corporation

according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Robert L. Goldsmith

in hand and truly paid by the said Central Realty Corporation

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 Central Realty Corporation

the following described real estate, to wit:

All that piece, parcel or lot of land in Paris Mountain Township, County of Greenville, State of South Carolina, located on the Eastern side of the Old Buncombe Road as shown by a plat of property made for Robert L. Goldsmith by J. M. Prevatte, surveyor, dated May 1961 and by a more recent survey of R. B. Bruce, surveyor, dated July 19, 1961, recorded in plat book VV page 153, Greenville County R. M. C. Office and having the following metes and bounds, according to the last mentioned survey, to wit:

BEGINNING at an iron pin on the Eastern side of the Old Buncombe Road, at the corner of the within described property at S. E. Goldsmith property at a point 117 feet from the intersection of the Old Buncombe Road and the New Perry Road and runs thence N. 87-40 E., 211.1 feet to an iron pin; thence S. 5-49 E., 130.0 feet to an iron pin; thence S. 80-11 W., 99.1 feet to an iron pin; thence N. 80-42 W., 126.4 feet to an iron pin on the Eastern side of the Old Buncombe Road; thence N. 0-44 W., 117.0 feet along the Eastern side of the Old Buncombe Road to the beginning corner. Bounded on the North, South and East by property of S. E. Goldsmith and on the West by the Old Buncombe Road.