

McKay, P. A.

MORTGAGE OF REAL ESTATE--Prepared by Rainey, Fant & McKay, Attorneys at Law, Greenville, S. C.

The State of South Carolina,
COUNTY OF GREENVILLE

SEND GREETING:

Whereas, We, the said Edgar Richard Goss and Elinor B. Goss

hereinafter called the mortgagor(s) in and by a certain promissory note in writing, of even date with these presents, are well and truly indebted to

The South Carolina National Bank

One Hundred Forty five thousand and twenty eight

hereinafter called the mortgagee(s), in the full and just sum of ~~One Hundred Forty Three Thousand Seven Hundred and Ninety Two and 46/100~~ ^{115,028.80} ~~dollars and 80/100~~ ^{115,028.80} DOLLARS ~~(143,792.46)~~ to be paid

at their offices in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of (8.5%) per centum per annum, said principal and interest being payable in monthly

installments as follows:

Beginning on the 5th day of May, 1975, and on the 5th day of each month thereafter the sum of \$1,500.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 5th day of March 1976, and the balance of said principal and interest to be due and payable on the 5th day of April 1976; the aforesaid monthly payments of \$1,500.00 are to be applied first to interest at the rate of (8.5%) per centum per annum on the principal sum of \$143,792.46 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 herein 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 ten (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 and truly paid by the said mortgagee(s) 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 South Carolina National Bank,

ALL those pieces, parcels or lots of land, together with all buildings and improvements, situate, lying and being on northeastern side of Edgemont Avenue in Greenville County, South Carolina being a portion of Tract No. 6 of the J. B. Banks property according to a plat thereof recorded in the RMC Office For Greenville County, S. C. in Plat Book LL, Page 151, as Lot No. 1 on a plat of the property of John Sheppard recorded in the RMC Office for said County and State in Plat Book III, Page 141, and in Plat Book ZZZ, Page 109 and having according to a more recent plat of the property of Edgar Richard Goss and Elinor B. Goss, made by Campbell & Clarkson, Surveyors, Inc., dated January 29, 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Edgemont Avenue approximately 471.8 feet east from the intersection thereof with Gardenia Drive and running thence along the line of property of Carol Ann Murphy and the City of Greenville, N. 57-22 E. 589.9 feet to an iron pin; thence along the line of property owned by Georgia Fowler Gentry and Earle L. Gentry, S. 33-25 E. 192.4 feet to an iron pin; thence along the line of property owned by William E. and Charles L. Center, S. 52-34 W. 583.4 feet to an iron pin on the northeastern side of Edgemont Avenue; thence along the northeastern side of Edgemont Avenue, N. 34-45 W. 95.7 feet to an iron pin; thence continuing along the northeastern side of Edgemont Avenue, N. 34-58 W. 145.7 feet to an iron pin, the point of beginning, being the same

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