

MORTGAGE OF REAL ESTATE-

Attorneys at Law, Greenville, S. C.

The State of South Carolina,

1440 715

COUNTY OF GREENVILLE

Pl 4 Box 279
Piedmont S.C. 29673

SEND GREETING:

Whereas, WE, the said Mortgagors, Jeffery R. Wooster and Patricia J. Wooster hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, are well and truly indebted to S. L. McClure and Blanche M. McClure and Frank McClure

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand and No/100-----

----- (\$15,000.00 DOLLARS (\$ 15,000.00), to be paid at *Pl 4 Box 279* *Piedmont* in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of nine percent (9 %) per centum per annum, said principal and interest being payable in Monthly installments as follows:

Beginning on the 4th day of September, 1978, and on the 4th day of each month of each year thereafter the sum of \$ 152.14, to be applied on the interest and principal of said note, said payments to continue up to and including the 4th day of July 19 93, and the balance of said principal and interest to be due and payable on the 4th day of August 19 93; the aforesaid monthly payments of \$ 152.14 each are to be applied first to interest at the rate of nine percent (9 %) per centum per annum on the principal sum of \$ 15,000.00 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 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 ~~the~~ 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 S. L. McClure, Blanche M. McClure and Frank McClure their heirs and assigns.

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the Eastern side of Hillside Drive being shown as Lot No. 29, on a plat of Hillside Heights, made by R. E. Dalton, dated September 1921, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book F at page 100, and having according to said plat the following metes and bounds, to-wit;

BEGINNING at a stake on the East side of Hillside Drive at corner of Lot No. 30, and running thence with line of Lot, S. 72-44 E. 151.3 feet to a stake; thence N. 17-16 E. 60 feet to a stake at corner of Lot No. 28; thence with the line of said lot N. 72-44 W. 151.3 feet to a stake on Hillside Drive, S. 17-16 W. 60 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by Deed of S. L. McClure and Blanche M. McClure, of even date to be recorded herewith:

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