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MAY 17 10 05 AM '74
GREENVILLE CO. S. C.
H.C. BERSLEY

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DONNIE S. T. BERSLEY
R.H.C.



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State of South Carolina

MORTGAGE OF REAL ESTATE

County of Greenville

To All Whom These Presents May Concern:

We, William Bonner and H. Bonner,

RICHARD A. GANTT SEND GREETING:
Attorney at Law
14 Manly Street
Greenville, S. C. 29601

WHEREAS, we the said William P. Bonner and H. Bonner, 25463

in and by OUR certain note, in writing, of even date with these presents are well and truly indebted to FIRST PIEDMONT GENERAL SAVINGS AND LOAN ASSOCIATION OF GAFFNEY, S. C., in the principal sum of TWENTY-NINE THOUSAND, TWO HUNDRED AND NO/100 (\$29,200.00) -----

Dollars, with interest at the rate specified in said note, per annum, to be repaid in installments in the amount set forth in said note upon the first (1st) day of each and every calendar month hereafter until the full principal sum with interest, has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal. Any interest in arrears shall be added to the principal and draw the same rate of interest as the principal. Said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing that in the event of default in the payments of any installment due under the terms of the note and mortgage, following the usual grace period of thirty (30) days, the mortgagor (s) promise (s) to pay a "late charge" of \$1.00 or 4% of the amount of each such installment in default, whichever shall be the greater, to cover the extra expense in connection with the service of handling delinquent payments; said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

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