

The State of South Carolina,  
 County of GREENVILLE

To All Whom These Presents May Concern:

MARGUERITE G. WHITMIRE

SEND GREETING:

Whereas, I, the said Marguerite G. Whitmire hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Lucy Watson Ballard hereinafter called the mortgagee(s), in the full and just sum of Eighteen Thousand and No/100----- DOLLARS (\$ 18,000.00 ), to be paid five (5) years from date:

, with interest thereon from date at the rate of Five (5%) percentum per annum, to be computed and paid annually 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 I, 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 me, 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 Lucy Watson Ballard, her heirs and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate and being at the Northeast corner of the intersection of Buncombe Street and North Academy Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Buncombe Street and North Academy Street, and running thence along the North side of Buncombe Street, S 33-53 E 61.2 feet to an iron pin; thence N 27-23 E 133.2 feet to an iron pin; thence N 52-3/4 W 60 feet to an iron pin on the East side of North Academy Street; thence along the East side of North Academy Street S 25-20 W 114.75 feet, more or less, to the beginning corner.

This is the same property conveyed to me by deed of Lucy Watson Ballard, dated April 14, 1950, to be recorded herewith, and this mortgage is given to secure the unpaid portion of the purchase price.

The mortgagee herein, by the acceptance of this mortgage and the note secured thereby, agrees that upon maturity date of this mortgage, to-wit: April 29, 1955, or at any time prior thereto, she will, at the option of the mortgagor, accept a deed from the mortgagor conveying a good marketable title to the above described premises, free and clear of liens and encumbrances, in full satisfaction and cancellation of this mortgage, releasing the mortgagor from any personal liability on account of said mortgage, and the note which same secures, provided the mortgagor shall in addition to executing said deed of conveyance to the mortgagee pay:

- (1) All interest due on the note secured by said mortgage then due, together with interest up to the date of the next annual interest payment due under the terms of said

(OVER)