

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

NOV 26 12 13 PM 1948

OLLIE FARNSWORTH
R.M.C.

We, Wilburn C. Sanders & Elizabeth M. Sanders

SEND GREETING:

WHEREAS, We the said Wilburn C. Sanders & Elizabeth M. Sanders

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to Central Realty Corporation in the full and just sum of five hundred and no/100 dollars (\$ 500.00) DOLLARS, to be paid at 10 South Church Street in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6) per centum per annum, said principal and interest being payable in monthly installments of \$25.00 each, First payment to be due January 1, 1950. Beginning on the 1st day of January, 1950, and on the 1st day of each

of each year thereafter the sum of \$ 25.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 31st day of December, 1950, and the balance of said principal and interest to be due and payable on the 1st day of January, 1951; the aforesaid 25.00 payments of \$ 25.00 each are to be applied first to interest at the rate of 6 (6) per centum per annum on the principal sum of \$ 500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each 25.00 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 6 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 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 We the said Wilburn C. Sanders & Elizabeth M. Sanders, 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 us the said Wilburn C. Sanders & Elizabeth M. Sanders

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, its successors and assigns:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being within the corporate limits of the city of Greenville on the east side of Maco Terrace, being known and designated as Lot No. 3 of property of Central Realty Corporation according to a plat of said property made by Pickell & Pickell, Engineers, dated March 1, 1946, and recorded in the R.M.C. Office for said Greenville County in Plat Book P page 7, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the East side of said Maco Terrace, corner of Lots Nos. 2 and 3, and thence running with the joint line of said lots Nos. 2 and 3, N. 54-03 E. 80 feet to a stake, joint rear corner of said lots Nos. 2 and 3, on line of property owned by Davis; thence with the joint line of said Davis property, and the rear line of said Lot No. 3, S. 36-05 E. 60.6 feet to a point still on line of Davis property, thence N. 54-03 E. 45 feet to a point on said Davis property; thence S. 36-05 E. 13.4 feet to a point, joint rear corner of lots Nos. 3 and 4 of said Central Realty Corporation property; thence along the point line of said lots Nos. 3 and 4, S. 54-03 W. 125 feet to a point on the East side of Maco Terrace, joint corner of Lots Nos. 3 and 4; thence along the said East side of Maco Terrace, N. 36-05 W. 74 feet to the point of beginning.

It is also the intention of the mortgagor to include in this mortgage the following items as part of the real estate - - hot water heater, electric refrigerator, electric stove, oil circulating heater and oil tank.

Said is paid and satisfied - this the 5th day of October 1950.
Witness:
Morris R. ...
D.E. ...
Central Realty Corp.
317
7024