

State of South Carolina

COUNTY OF GREENVILLE

MAR 9 10 55 AM 1951

OLLIE FARNSWORTH

ICIE H. PATTON R.M.C.

WHEREAS, I the said Icie H. Patton SEND GREETING:

in and by my certain promissory note in writing of even date with these presents am well and truly indebted to The First National Bank of Greenville, S. C., as Trustee for Dorothy Grogan McBee under agreement dated June 7, 1948, in the full and just sum of Forty-five Hundred Dollars (\$4,500.00) DOLLARS, to be paid at

The First National Bank of Greenville in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five (5) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 9th day of April, 1951, and on the 9th day of each month of each year thereafter the sum of \$84.93, to be applied on the

interest and principal of said note, said payments to continue up to and including the 9th day of February 1956, and the balance of said principal and interest to be due and payable on the 9th day of March 1956; the aforesaid monthly payments of \$84.93 each are to be applied first to

interest at the rate of Five (5) per centum per annum on the principal sum of \$4,500.00 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 therein 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 (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 I the said Icie H. Patton

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The above named mortgage according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me Icie H. Patton

in hand and truly paid by the said The above named mortgage

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 The First National Bank of Greenville, S. C., As Trustee for Dorothy Grogan McBee under agreement dated June 7, 1948, its successors and assigns, forever.

All that piece, parcel of lot of land, with the buildings and improvements thereon, in Greenville Township, Greenville County, State of South Carolina, in Ward 5 of the City of Greenville, being situated at the Northeast corner of Rickett Street and Watson Avenue and more particularly described according to survey and plat by Eric H. Pickell, Engineers, December 4, 1945, as follows:

BEGINNING at a stake at the Northeast corner of the intersection of said Street and Avenue; thence with Watson Avenue, N. 18 W. 100.5 feet to a stake; thence N. 71 E. 45 feet to a stake; thence S. 18 E. 100.5 feet to a stake on the North side of Rickett Street; thence with said Street, S. 71 W. 45 feet to the beginning.

This property was conveyed to me by deed of Ann Eliza Harris and Eldridge T. Patton, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 284, page 324, and Deed Book 302, page 190.