

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK A. RAMSEUR

WHEREAS, I the said Jack A. Ramseur SEND GREETING:

in and by MY certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Eighty-five Hundred and No/100- (\$ 8,500.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of Four and Three-fourths- (4-3/4 %) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the 1st day of October, 1951, and on the 1st day of each month of each year thereafter the sum of \$ 89.17 to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of September, 1961; the aforesaid monthly payments of \$ 89.17 each are to be applied first to interest at the rate of Four and three-fourths (4-3/4%) per centum per annum on the principal sum of \$8500.00 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 instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 Jack A. Ramseur

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said Jack A. Ramseur in hand well and truly paid by the said GENERAL MORTGAGE CO., 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 GENERAL MORTGAGE CO., its successors and assigns, forever:

All that certain piece, parcel or tract of land with the buildings and improvements thereon, situate, lying and being on the southeast edge of Saluda River, in Greenville County, State of South Carolina, containing One acre, being shown as Tract "C" on plat of property of Jack A. Ramseur, prepared by Pickell & Pickell, Engineers, August 11, 1951, and having according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Tracts "A", "B" and "C", and running thence along line of Tract "A", S 86-50 W 388 feet to an iron pin at the water line on the Southern bank of Saluda River; thence along the water line of said river in a Northeasterly direction to an iron pin at the Northwest corner of Tract "B" (the traverse line of said course being as follows: N 55-45 E 86 feet to an iron pin; N 35-48 E 95 feet to an iron pin; N 70-48 E 221 feet to an iron pin); thence along the West line of Tract "B", S 16-12 E 183.4 feet to point of beginning.

Together with all right, title and interest of the mortgagor in and to that certain strip of land and to those roads used as a means of ingress and egress to and from the above described property, which rights were acquired by deed to the mortgagor from Clyde L. Miller, dated April 15, 1949, recorded in Deed Book 380 page 443 and by deed of W.W. Pate, dated September 12, 1947, recorded in Deed Book 321 at page 15 in the R. M. C. Office for Greenville County, S. C.

The debt hereby secured is paid in full and the lien of this instrument is satisfied, being recorded in Book 507, Page 173, the undersigned being the author and holder thereof. Witness the undersigned on this 14th day of June, 1954.

In the presence of: 26 June 14 New York Life Insurance Company, Greenville, S.C. 4:25 16536