

The State of South Carolina,
County of Greenville.

FILED
GREENVILLE CO. S. C.

DEC 19 11 22 AM 1951

To All Whom These Presents May Concern:

OLLIE FARNSWORTH
R. M. C.

SENDS GREETING:

DAISY F. GROOM

Whereas, I, the said Daisy F. Groom

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 E. C. Salter

hereinafter called the mortgagee(s), in the full and just sum of Fifty-four Hundred & no/100 - - - -
- - - - - DOLLARS (\$ 5,400.00), to be paid

as follows:

The sum of \$30.00 to be paid on the principal on the 19th day of January, 1952, and the sum of \$30.00 to be paid on the 19th day of each month of each year thereafter until said indebtedness is paid in full,

with interest thereon from maturity

at the rate of six (6%) 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 at 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 E. C. Salter, his heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon on the Southwest side of Salter Road, about five miles Southeast of the Greenville County Courthouse, in Butler Township, Greenville County, State of South Carolina, being shown as a portion of Lot 8 on plat made by W. J. Riddle, Surveyor, September 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "T", at page 96, and having according to said plat and a recent survey made by Piedmont Engineering Service dated August 19, 1951, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Salter Road, said point being 200 feet in a Southerly direction from the Northeast corner of Lot 8 on said plat, and running thence S. 61-15 W. 370 feet to an iron pin; thence S. 26-15 E. 117.85 feet to an iron pin; thence N. 61-15 E. 370 feet to an iron pin in the center of the Salter Road; thence along the center of said road, N. 26-15 W. 117.85 feet to the beginning corner.

This is the same property conveyed to me by deed of E. C. Salter of even date to be recorded herewith and this mortgage is given to secure the unpaid portion of the purchase price.