

State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 15 4 17 PM 1952

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. FRANCIS MARION

SEND GREETING:

WHEREAS, I, the said W. FRANCIS MARION

in and by one 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 ELEVEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS - - - (\$11,200.00) 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 one half (4 1/2 %) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the first day of May, 1952, and on the first day of each month of each year thereafter the sum of \$ 70.87, 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 first day of April, 1972; the aforesaid monthly payments of \$ 70.87 each are to be applied first to interest at the rate of four and one half (4 1/2 %) per centum per annum on the principal sum of \$ 11,200.00 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 hereih, 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 W. FRANCIS MARION

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

the said _____, 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.

All those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, situate on the North side of Fernwood Lane within the City Limits of Greenville, S. C., being known and designated as Lot No. 50 and the Eastern portion of Lot No. 51, Cleveland Forest, according to plat of said subdivision prepared by Dalton & Neves, Engineers, in May, 1940, as revised in September 1945, as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book M at page 137, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Fernwood Lane at the joint front corner of Lots No. 49 and No. 50; and running thence N. 17-44 W. 229.5 feet along the common line of said lots to an iron pin at the joint rear corner of Lots Nos. 49, 50, 66, and 67; thence S. 72-16 W. 83.8 feet along the rear line of Lots 50 and 51 to an iron pin in the rear line of Lot No. 51; thence S. 17-44 E. 205.6 feet running through Lot No. 51 to an iron pin in the front line of Lot No. 51 on the North side of Fernwood Lane; thence along the front line of Lots No. 51 and 50 and along the North side of Fernwood Lane N. 88-16 E. 87.2 feet to the beginning corner.

The above-described property is the same property conveyed to the mortgagor by Emily T. Purdum by deed dated December 8, 1951, and recorded in the R. M. C. Office for Greenville County in D.B. 447 at Page 115.

RECORDED AND CERTIFIED TO BE TRUE
Ollie Farnsworth
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
AT 4:17 PM FEBRUARY 15, 1952