

State of South Carolina,

COUNTY OF GREENVILLE

JUL 30 11 20 AM '62

I, J. McDUFFIE BRUCE

SEND GREETING:

WHEREAS, I, the said J. McDuffie Bruce

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C. in the full and just sum of Eight Thousand and NO/100 (\$ 8000.00) DOLLARS, to be paid at its office in Greenville, S. C., together 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 installments as follows:

Beginning on the 1st day of September, 1952, and on the 1st day of each succeeding month of each year thereafter the sum of \$ 82.92, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July 1962, and the balance of said principal and interest to be due and payable on the 1st day of August 1962; the aforesaid monthly payments of \$ 82.92 each are to be applied first to interest at the rate of four and 1/2 (4 1/2) per centum per annum on the principal sum of \$ 8,000.00 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 J. McDuffie Bruce

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to The Peoples National Bank of Greenville, S. C. the said mortgagee

in hand and truly paid by the said mortgagor

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 mortgagee

All that certain piece, parcel or lot of land in Gantt Township known as Tract No. 5 on Augusta Road of property of Mrs. Florrie E. Chiles, according to a plat made by Thomas M. Welborn, June 7, 1949 and recorded in the R. M. C. Office for Greenville County in Plat Book T at Page 402.

BEGINNING at an iron pin on the South side of Augusta Road at the joint front corners of Tracts No. 4 and 5 and running thence with the common line of the said two tracts S. 37-57 1/2 E. 192.5 feet to an iron pin; thence continuing with the common line of the said two tracts S. 52-16 1/2 E. 231.5 feet to an iron pin at the corner of Tract No. 6; thence S. 73-11 1/2 W. 248 feet to an iron pin in J. K. Hicks line; thence running N. 46-43 1/2 W. 330.4 feet to an iron pin on Augusta Road; thence with the Augusta Road N. 52-02 1/2 E. 225 feet to the point of beginning and containing 1.7 acres, more or less.

This being the identical property conveyed to the mortgagor by Frank W. Hinton and Evelyn B. Hinton, which deed is recorded in the R. M. C. office for Greenville County in Deed Volume 453 at Page 466.

200 71.00