MORTGAGE OF REAL ESTATE-Prepared by Rainey, Fant & Brawley, Attorneys at Law, Greenville, S. C.

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The State of South Carolina,

County of Greenville

GREENVILLE CO. S. C.

DEC 10 1 34 PM 1952

OLLIE FARNSWORTH

To All Whom These Presents May Concern:

CHRISTINE SPROUSE TEMPLE

SENDS GREETING:

, the said

Christine Sprouse Temple hereinafter called the mortgagor(s) in and by

well and truly

certain promissory note in writing, of even date with these presents, indebted to The First National Bank, Greenville, South Carolina,

hereinafter called the mortgagee(s), in the full and just sum of Five Thousand and No/100 - - - - -

---- DOLLARS (\$ 5,000.00 ), to be paid

Three (3) years from date

## MACH TO REPORT A PROPERTY AND INCOME.

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in the whole in the whole in the 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 as attorney's fees, this to be added to the mortgage indebtedness and to be secured under this mortgage as a part of said debt 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 The First National Bank, Greenville, South Carolina, its successors and assigns, forever:

All that piece, parcel or lot of land situate on the North side of Hillandale Circle, near the Hillandale Golf Course, in Paris Mountain Township, Greenville County, S. C., being known as Lot 3 on plat of Property of Robert S. Landers, made by Dalton & Neves, Engineers, dated April 1950, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "T", at page 319, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Hillandale Circle at joint front corner of Lots 2 and 3, said pin being 388 feet West from the point where the North side of Hillandale Circle intersects with the Northwest side of Crestwood Drive, and running thence with the line of Lot 2, N. 4-28 W. 336.9 feet to an iron pin; thence N. 71-47 W. 123 feet to an iron pin; thence S. 0-30 E. 345 feet to an iron pin on the North side of Hillandalé Circle; thence along the North side of Hillandale Circle, S. 78-11 E. 143 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of J. W. Cannon, dated March 15, 1952, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 453, at page 29.

This mortgage and the note secured thereby may at the option of the holder be declared in default prior to maturity in order to protect the lien of the mortgage through failure of the maker to pay all taxes on the property when due and pay all installments when due on a mortgage constituting a first lien in the original amount of \$10,000.00, dated May 16, 1952 and given to First Federal Savings and Loan Association of Greenville, S. C.

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