

MORTGAGE OF REAL ESTATE—Prepared by P. Bradley Morrah, Jr., Attorney at Law, Greenville, S. C.

DEC 16 4 38 PM 1952

The State of South Carolina,

County of GREENVILLE

OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern: I, W.O. GROCE

SEND GREETING:

Whereas, I, the said W.O. GROCE

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 CENTRAL DEVELOPMENT CORPORATION

hereinafter called the mortgagee(s), in the full and just sum of TWELVE HUNDRED TWENTY-NINE and 32/100 - - - - - DOLLARS (\$ 1,299.32), to be paid

Due and payable \$20.00 on the 1st day of each and every month, commencing January 1, 1953, until paid in full; with payment applied first to interest, balance to principal.

, with interest thereon from date

at the rate of SIX (6%) percentum per annum, to be computed and paid

Monthly 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 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.

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 CENTRAL DEVELOPMENT CORPORATION:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Alpine Way and Coventry Lane, and being shown as all of Lot EIGHTY-TWO (82) on plat of property of Central Development Corporation, prepared by Dalton & Neves, Engineers, in October, 1951 (as amended in December, 1951), which plat appears of record in said R.M.C. Office, Greenville County, S.C. in Plat Book Y, at pages 148-149 (also in Plat Book BB, at pages 22-23), and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Alpine Way, at joint corner of Lots 83 & 82; thence with line of Lot 83, S. 58-19 E. 102.6 feet to an iron pin at joint rear corner of Lots 81 & 82; thence with line of Lot 81, S. 31-54 W. 146.0 feet to an iron pin on the north-erly side of Coventry Lane; thence along said Lane the following courses and distances, to-wit: N. 67-11 W. 54.5 feet to an iron pin; thence N. 50-41 W. 69.7 feet to an iron pin; thence along a curving course (the chord of which is N. 2-05 E.) 24.8 feet to an iron pin on the southeast side of Alpine Way; thence along said Alpine Way, N. 46-23 E. 128.0 feet to point of beginning.