

State of South Carolina,

COUNTY OF GREENVILLE

FEB 16 9 20 AM 1963  
OLLIE FARRIS  
R.M.C.

WILLIAM CHOICE CLEVELAND

SENDS GREETING

WHEREAS, I the said William Choice Cleveland

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to The First National Bank of Greenville, Greenville, S. C. in the full and just sum of One Hundred Sixty Thousand and No/100 (\$160,000.00) DOLLARS, to be paid at its office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of three & one-half (3 1/2%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of April, 1953 and on the 1st day of each month of each year thereafter the sum of \$900.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of January, 1963, and the balance of said principal and interest to be due and payable on the 1st day of February, 1963, the aforesaid monthly payments of \$900.00 each are to be applied first to interest at the rate of 3 1/2% (3 1/2%) per centum per annum on the principal sum of \$160,000.00 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 William Choice Cleveland

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 me the said William Choice Cleveland

in hand and truly paid by the said mortgagee

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 The First National Bank of Greenville, Greenville, S. C., its successors and assigns, forever.

All that lot of land with the buildings and improvements thereon, situate, lying and being on the east side of South Main Street, on the north side of East McBee Avenue and on the west side of South Brown Street, in the City of Greenville, in Greenville County, S. C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of South Main Street and East McBee Avenue and running thence with the north side of East McBee Avenue in an easterly direction, 232 feet, more or less, to an iron pin at the northwest corner of the intersection of East McBee Avenue and South Brown Street; thence with the west side of South Brown Street in a northerly direction, 150 feet, more or less, to an iron pin at the southeast corner of property belonging to The South Carolina National Bank; thence along the line of property of The South Carolina National Bank, in a westerly direction, 232.9 feet, more or less, to an iron pin on the east side of South Main Street; thence with the east side of South Main Street in a southerly direction, 150 feet, more or less, to the beginning corner.

There is expressly excluded from this mortgage, that lot of land embraced within the boundaries above set forth located on the east side of South Main Street, fronting thereon approximately 18 feet and running back approximately parallel lines to a depth of 92 feet 3 inches. The said lot and building being excluded from this mortgage are particularly described by metes and bounds in a mortgage given by the mortgagor to Margaret McKissick Cleveland, in the amount of \$38,000.00 dated December 12, 1952, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 548, at Page 200.

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