

# State of South Carolina,

MAY 8 11 47 AM 1963

THE FARMERS' TRUST  
R.M.C.

COUNTY OF GREENVILLE.

WE, GEORGE W. SPEER, JR. AND ELIZABETH M. SPEER, SEND GREETING:  
WHEREAS, we the said George W. Speer, Jr. and Elizabeth M. Speer

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to The South Carolina National Bank of Charleston, S. C., Greenville, S.C., as Trustee for the John W. Arrington Foundation,

in the full and just sum of Ten Thousand and No/100ths (\$ 10,000.00) DOLLARS, to be paid x in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of three (3%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 8th day of June, 1953, and on the 8th day of each month of each year thereafter the sum of \$ 96.57, to be applied on the interest and principal of said note, said payments to continue up to and including the 8th day of April 1963, and the balance of said principal and interest to be due and payable on the 8th day of May 1963; the aforesaid monthly payments of \$ 96.57 each are to be applied first to interest at the rate of three (3%) per centum per annum on the principal sum of \$ 10,000.00 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 we, the said George W. Speer, Jr. and Elizabeth M. Speer, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank of Charleston, S. C., Greenville, S. C., as Trustee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

us, the said GEORGE W. SPEER, JR. AND ELIZABETH M. SPEER, in hand and truly paid by the said The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the John W. Arrington Foundation

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 SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, GREENVILLE, S. C., as Trustee for the John W. Arrington Foundation:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 of Block C as shown on plat of Utopian Development Company property prepared by C. M. Furman, Jr., C. E. June, 1926, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book G at pages 135 and 136. The within conveyed premises have according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the Northeastern corner of the intersection of North Main Street and East Avondale Drive and running thence with North Main Street N. 14-55 E. 80 feet to an iron pin, the joint corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2 S. 74-23 E. 194.35 feet to an iron pin in the line of Lot No. 4; thence with the line of Lot No. 4 S. 9-39 W. 79 feet to an iron pin on East Avondale Drive; thence with said Drive N. 75-28 W. 200 feet to the beginning corner.

The above described property is the identical property conveyed to the mortgagors herein by deed of Frances C. Watson of even date and to be recorded.