

The State of South Carolina,

County of GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUN 18 3 31 PM 1954

To All Whom These Presents May Concern:

OLLIE FARNSWORTH  
R. M. C.

WILLIAM B. ROGERS, JR.

SENDS GREETING:

Whereas, I, the said William B. Rogers, Jr.

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 William B. Rogers, Sr.

hereinafter called the mortgagee(s), in the full and just sum of Ten Thousand Nine Hundred Thirty-One and 40/100 - - - - - DOLLARS (\$ 10,931.40), to be paid

in the following manner: The sum of eighty and No/100 (\$80.00) Dollars on the 1st of July, 1954 and a like amount on the 1st day of each succeeding month until paid in full, payments to be applied first to interest and then to principal.

, with interest thereon from January 1, 1954

at the rate of Three (3%) 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 William B. Rogers, Sr., his heirs and assigns:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the east side of Keowee Avenue, in the City of Greenville, in Greenville County, State of South Carolina and being shown and designated as Lot No. 25 of the subdivision known as Cherokee Park, a plat of which is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "A", at page 130 and having a frontage of 60 feet on Keowee Avenue and running back in parallel lines of 172 feet and being 60 feet across the rear.

The above described lot is one of the lots conveyed to the mortgagor herein by deed of S. E. Goldsmith dated March 24, 1952, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 453, at page 445.