

MORTGAGE OF REAL ESTATE—Prepared by E. P. Riley, Attorney at Law, Greenville, S. C.

The State of South Carolina,

County of Greenville

To All Whom These Presents May Concern: We, C. D. Downey and Phyllis Downey

SEND GREETING:

Whereas, we, the said C. D. Downey and Phyllis Downey

hereinafter called the mortgagors,

in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to Shenandoah Life Insurance Company, Inc.

hereinafter called the mortgagee(s), in the full and just sum of Eight Thousand - - - - - DOLLARS (\$ 8,000.00), to be paid

\$52.80 on the 16th day of October, 1954 and a like amount on the 16th day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and then to principal, balance due 20 years from date

, with interest thereon from date

at the rate of five (5%) 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 we, 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 us, 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

Shenandoah Life Insurance Company, Inc.,

All those certain pieces, parcels or lots of land in Chick Springs Township, Greenville County, state of South Carolina, being known and designated as lots 23, 24 and 25, Block B, subdivision known as Luena Vista, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in plat book W pages 11 and 22, and having according to a recent survey made by T. C. Adams, Engineer, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwesterly side of Mayflower Street, the point of beginning being joint front corner of lots 23 and 26, and being 105 feet from the intersection of Elberta and Mayflower Streets, and running thence with the joint line of lots 25 and 26, N. 47-08 W. 150 feet to an iron pin, joint rear corner of lots 26 and 25; thence with the rear line of lots 25, 24 and 23, N. 42-52 E. 105 feet to an iron pin joint rear corner of lots 25 and 22; thence with the joint line of said lots S. 47-08 E. 150 feet to an iron pin on the northwest side of Mayflower Street; thence with Mayflower Street S. 42-52 W. 105 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed recorded in the R. M. C. Office for Greenville County of even date herewith.

Handwritten notes and signatures at the bottom of the page.