

State of South Carolina,

COUNTY OF GREENVILLE

PETER PAUL LUKAS

SEND GREETING

WHEREAS, I the said Peter Paul Lukas

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 The First National Bank of Greenville, S. C., as Administrator cum testamento annexo and as Trustee under the will of John B. Marshall, deceased hereinafter called the mortgagee(s) in the full and just sum of Seventeen Thousand and No/100 (\$ 17,000.00) DOLLARS, to be paid at The First National Bank in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four & One Half 4 1/2 per centum per annum said principal and interest being payable in monthly installments as follows:

Beginning on the 8th day of November 1964, and on the 8th day of each month of each year thereafter the sum of \$ 176.19 to be applied on the interest and principal of said note, said payments to continue up to and including the 8th day of September 1964, and the balance of said principal and interest to be due and payable on the 8th day of October 1964; the aforesaid monthly payments of \$ 176.19 each are to be applied first to interest at the rate of Four and 1/2 per centum per annum on the principal sum of \$ 17,000.00 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 ten (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 and truly paid by the said mortgagee(s) 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, S. C., as Administrator cum testamento annexo and as Trustee under the will of John B. Marshall, deceased, its successors and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the East side of Cleveland Street in the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot 9 on plat of property of R. M. Caine and H. C. Beattie, made by Dalton & Neves, Engineers, August 1949, and on plat of Cleveland Terrace, made by Dalton & Neves, Engineers, May 1931, which plat is recorded in the S. C. Office for Greenville County, S. C. in Plat Book "K", at pages 98 and 99, and having according to said plat of Cleveland Terrace, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Cleveland Street at the joint corner of Lot 9 and property shown on said plat as Cleveland Park, and running thence along the East side of Cleveland Street, S. 5-16 W. 50 feet to an iron pin; thence N. 81-51 E. 110 feet to an iron pin; thence N. 5-16 W. 50 feet to an iron pin in line of property shown as Cleveland Park; thence along line of the Cleveland Park property, S. 81-51 W. 110 feet to an iron pin on the East side of Cleveland Street, the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Henry Herbert Simon, of even date to be recorded herewith.

[Handwritten notes and signatures at the bottom of the page, including names like "John B. Marshall" and "Henry Herbert Simon" and various dates and amounts.]