

The State of South Carolina,
COUNTY OF Greenville

FEB 28 3 54 PM 1957

OLLIE FANNSWORTH
R. M. C.

S. C. RICHARDSON

SEND GREETING:

Whereas, I, the said S. C. Richardson

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 JAMES A. DUSENBERRY AND ISABEL M. DUSENBERRY

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Eight Hundred Fifty and

No/100 ----- DOLLARS (\$2,850.00), to be paid
at Greenville, in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of
six (6 %) per centum per annum, said principal and interest being payable in monthly
installments as follows:

Beginning on the 10th day of March, 19 57, and on the 10th day of each month
of each year thereafter the sum of \$ 30.00, thereafter until the principal and interest
and principal of said note, said payments to continue/up to and including the ----- day of -----
~~12~~ -----, and the balance of said principal and interest to be due and payable on the ----- day of -----
~~19~~ -----, the aforesaid monthly payments of \$ 30.00 each are to be applied first to
interest at the rate of six (6 %) per centum per annum on the principal sum of \$ 2,850.00 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 herein 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 JAMES A. DUSENBERRY and ISABEL M. DUSENBERRY, their heirs and assigns, forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, School District 8 F, and being designated as a portion of Lots Nos. 16 and 17 of the property of F. B. Massengale, according to plat of same prepared by J. Coke Smith and Son, Surveyors, May 15, 1947, recorded in the RMC Office of Greenville County in Plat Book "W" at page 109. These lots hereby conveyed have the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwest intersection of Arch Street and Bramlette Road, and running North 20-00 West, 190 feet to a stake; thence South 60-25 West, 116.4 feet to a stake in the joint line of Lots 15 and 16; thence South 20-00 East 190 feet to iron pin on the Northwest side of Bramlette Road, joint corner of lots 15 and 16; thence North 60-25 East along the North side of Bramlette Road, 117.5 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of James A. Dusenberry and Isabel M. Dusenberry, by deed of even date herewith and this mortgage is given to secure the unpaid portion of the purchase price.