

MORTGAGE OF REAL ESTATE—Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

PURCHASE MONEY MORTGAGE

The State of South Carolina,  
County of Greenville

FILED  
GREENVILLE CO. S.C.

MAR 19 4 33 PM 1957

OLLIE FAYNSWORTH  
R.M.C.

To All Whom These Presents May Concern:

WE, MACK P. NIVEN AND FELICIA B. NIVEN

SEND GREETING:

Whereas, we, the said Mack P. Niven and Felicia B. Niven  
in and by our certain promissory note in writing, of even date with these  
presents, are well and truly indebted to ADELAIDE B. ARRINGTON

in the full and just sum of Four Thousand and no/100 (\$4,000.00) Dollars -----

-----, to be paid in annual installments of One Thousand and no/100  
(\$1,000.00) Dollars each, beginning one year from date and continuing  
on the same date of each year thereafter until paid in full, with interest  
on the unpaid balance from date,

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at the rate of five per centum per annum, to be computed and paid annually in addition to the

aforsaid principal payments until paid in full; all interest not paid when due to bear  
interest at 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 promises to pay all costs and ex-  
penses 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 MACK P. NIVEN AND FELICIA B. NIVEN

, in consideration of the said debt and

sum of money aforsaid, and for the better securing the payment thereof to the said ADELAIDE B. ARRINGTON

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said Mack P. Niven and Felicia

B. Niven, in hand well and truly paid by the said Adelaide B. Arrington

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained,

sold and released and by the Presents do grant, bargain, sell and release unto the said ADELAIDE B. ARRINGTON:

All that piece, parcel or lot of land in the State and County aforsaid,  
in Cleveland Township, being designated as the major portion of Lot 21  
and a part of Lot 23, both of Section A Development on Plat of Paris  
Mountain-Caesar's Head Co. recorded in the R.M.C. Office for Greenville  
County in Plat Book G, at pages 122-123; and having, according to said  
plat and a more recent plat entitled property of Z. C. Grier, dated  
September 27, 1954, by J. C. Hill, L.S., the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the Northern side of Sunrise Drive at the  
joint front corner of Lots 19 and 21 and running thence N. 30-03 E. 178  
feet to a point on a cliff; thence along the line of the cliff in an  
Easterly direction 55.3 feet to an iron pin, joint rear corner of Lots  
21 and 23; thence along the line of Lot 23 in a Southeasterly direction  
79.7 feet to an iron pin; thence S. 41-47 W. 126 feet to an iron pin on  
the Northern side of Sunrise Drive; thence with the Northern side of  
Sunrise Drive N. 76-23 W. 111.4 feet to the beginning corner.

(over)