

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

AUG 2 4 21 PM 1957

The State of South Carolina,
 COUNTY OF GREENVILLE

OLLIE FARNSWORTH
 R. M. C.

SEND GREETING:

Whereas, **we**, the said **W. T. BRUCE AND EDNA A. BRUCE**

hereinafter called the mortgagor(s) in and by **our** certain promissory note in writing, of even date with these presents,
are well and truly indebted to **THORNWELL ORPHANAGE, CLINTON, SOUTH CAROLINA**

hereinafter called the mortgagee(s), in the full and just sum of **Eight Thousand and No/100-----**

-----DOLLARS (\$ **8,000.00**), to be paid
x **Half** in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of
Five & One- $\frac{5}{8}$ (**5 $\frac{5}{8}$** %) per centum per annum, said principal and interest being payable in **monthly**
 installments as follows:

Beginning on the **2nd** day of **October**, 19 **57**, and on the **2nd** day of each
month of each year thereafter the sum of \$ **114.97**, to be applied on the interest
 and principal of said note, said payments to continue up to and including the **2nd** day of **August**
 19 **64**, and the balance of said principal and interest to be due and payable on the **2nd** day of **September**
 19 **64**; the aforesaid **monthly** payments of \$ **114.97** each are to be applied first to
 interest at the rate of **Five & One- $\frac{5}{8}$** (**5 $\frac{5}{8}$** %) per centum per annum on the principal sum of \$ **8,000.00** 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 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 con-
 dition, 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 in-
 cluding ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be se-
 cured 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 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 **THORNWELL ORPHANAGE,**
CLINTON, S. C., its Successors and Assigns, forever:

ALL that lot of land situate on the West side of Oakview Drive, in the
 City of Greenville, in Greenville County, S. C., being shown as Lot No.
 10 and a portion of Lot No. 9, on plat of Sunrise Circle, made by T. C.
 Adams, Engineer, November, 1955, recorded in the R.M.C. Office for Green-
 ville County, S. C., in Plat Book "JJ", at page 103, and having, accord-
 ing to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Oakview Drive at joint front
 corner of Lots 10 and 11, and running thence with the line of Lot 11, N 80-
 49 W, 133 feet to an iron pin; thence S 11-58 W, 93 feet to an iron pin in
 the rear line of Lot 9; thence through Lot 9, S 77-27 E, 138.13 feet to
 an iron pin on the West side of Oakview Drive in the front line of Lot 9;
 thence along the West side of Oakview Drive, N 9-13 E, 100 feet to the be-
 ginning corner.

This is the same property conveyed to the Mortgagors herein by deed of A. H.
 Moehlenbrock and Dorothy B. Moehlenbrock, dated July 11, 1957, recorded in
 the R.M.C. Office for Greenville County, S. C., in Deed Book 580, at page
 275.