FILED
GREENVILLE CO. S.C.

BOOK 749 PAGE 209

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OLLIE FARNSWORTH
R.M.C.

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM S. WEBSTER

SEND GREETING:

WHEREAS, I the said William S. Webster

in and by my certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of FIFTEEN THOUSAND AND NO/100 ---------- ($ 15,000.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of five and one-half (5-1/2 %) per centum per annum, said principal and interest being payable in equal instalments as follows:

Beginning on the first day of August, 19 58, and on the first day of each month of each year thereafter the sum of $ 92.12, to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the first day of July, 19 83; the aforesaid monthly payments of $ 92.12 each are to be applied first to interest at the rate of five and one-half (5-1/2 %) per centum per annum on the principal sum of $ 15,000.00 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 instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said Mortgagor in hand well and truly paid by the said GENERAL MORTGAGE CO., 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 GENERAL MORTGAGE CO., its successors and assigns forever:

All that piece, parcel or lot of land, together with buildings and improvements situated thereon, located on the northeastern side of Sunset Drive in the City of Greenville, Greenville County, State of South Carolina, being shown as Lot No. 25 on a plat of Knollwood Subdivision made by Pickell & Pickell, Engineers, in May, 1953, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "EE", at page 35, and having according to a recent survey and plat entitled "Property of William S. Webster", prepared by Dalton & Neves, Engineers, in June, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sunset Drive, joint corner of Lot Nos. 24 and 25, and which point is 854.3 feet from the intersection of Sunset Drive with the westerly side of Seminole Drive; and running thence with the line of Lot No. 24, N. 48-29 E. 197.7 feet to an iron pin; thence running along the back line of Lot Nos. 12 and 13, N. 48-57 W. 80.7 feet to an iron pin; thence with the line of Lot No. 26, S. 51-32 W. 187.4 feet to an iron pin on the northeastern side of Sunset Drive; thence with the northeastern side of Sunset Drive, S. 41-31 E. 90 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Clark M. Hubbard, et al, said deed to be recorded herewith.