

State of South Carolina,

County of GREENVILLE

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FILED
GREENVILLE CO. S. C.
JUL 25 12 53 PM 1960
OLLIE E. ... NORTH
R. M. O.

I, Joe A. Ivester

SEND GREETING:

WHEREAS, I the said Joe A. Ivester

in and by MY certain promissory note in writing, of even date with these presents I well and truly indebted to CENTRAL REALTY CORPORATION in the full and just sum of Sixteen Thousand and No/100 (\$16,000.00) DOLLARS, to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six and one-fourth (6 1/4 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of September, 1960, and on the 1st day of each month of each year thereafter the sum of \$ One Hundred Sixteen and 95/100 (\$116.95) interest and principal of said note, said payments to continue up to and including the 1st day of August, 1980, and the balance of said principal and interest to be due and payable on the 1st day of August, 1980; the aforesaid monthly payments of \$ 116.95 each are to be applied first to interest at the rate of six & one-fourth (6 1/4 %) per centum per annum on the principal sum of \$ 16,000.00 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, including any past due taxes or insurance premiums, the same shall bear simple interest from the date of such default until paid at the rate of 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 attorneys' 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 Joe A. Ivester, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CENTRAL REALTY CORPORATION according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Joe A. Ivester in hand and truly paid by the said CENTRAL REALTY CORPORATION 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 CENTRAL REALTY CORPORATION

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the southern side of Rock Creek Drive, in the City of Greenville, and according to a survey made by R. W. Dalton, July, 1960, is described as follows:

BEGINNING at an iron pin on the southern side of Rock Creek Drive 1637.3 feet south from Mount Vista Avenue at the corner of property now or formerly owned by Elizabeth G. McCall and running thence with the line of said property S. 18-52 E. 179 feet to an iron pin in branch; thence with the branch as the line the traverse of which is N. 82-30 W. 140.2 feet to an iron pin; thence N. 21-30 W. 105.7 feet to an iron pin on Rock Creek Drive; thence with the southern side of said drive N. 66-15 E. 131 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed of Benson Pressly, et al, to be recorded.