

MAR 27 3 01 PM 1961

853 Plat 191

State of South Carolina,

COUNTY OF GREENVILLE

REX H. O' STEEN, JR. AND DOROTHY LEE P. O' STEEN

WHEREAS, we the said

Rex H. O'Steen, Jr. and Dorothy Lee P. O'Steen

SEND GREETING

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to The Peoples National Bank of Greenville, S.C.

in the full and just sum of Thirty Thousand and No/100ths \$30,000.00 DOLLARS, to be paid at

in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five & one-half (5 1/2 %) per centum per annum, said principal and interest being payable in quarterly installments as follows:

Beginning on the 1st day of September 1961, and on the 1st day of each succeeding December, March, June and September of each year thereafter the sum of \$ 750.00 to be applied on the

interest and principal of said note, said payments to continue up to and including the 1st day of March 1971 and the balance of said principal and interest to be due and payable on the 1st day of June 1971 with interest at five and one-half (5 1/2%) per centum per annum on the

unpaid principal balance to be applied and paid at the same time as and in addition to the aforesaid principal payments.

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 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 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 (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 WE the said Rex H. O'Steen, Jr. and Dorothy Lee P. O'Steen

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank of Greenville, S.C. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US

the said Rex H. O'Steen, Jr. and Dorothy Lee P. O'Steen in hand and truly paid by the said The Peoples National Bank of Greenville, S.C.

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 THE PEOPLES NATIONAL BANK OF GREENVILLE, S.C.:

All those pieces, parcels or lots of land situate, lying and being on the Westerly and Northerly side of McIver Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the greater portion of Lot No. 28 and Lots Nos. 29 and 30 of Block A as shown on a map of Forest Hills, prepared by T.C. Adams, dated September 23, 1936, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book D at page 206, and having according to a more recent plat prepared by Dalton & Neves, for Rex H. O'Steen, Jr. and Dorothy Lee P. O'Steen, dated June, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book UU at page 33, the following metes and bounds:

BEGINNING at an iron pin on the Western side of McIver Street, which iron pin is 5 feet in a Southwesterly direction from the joint front corner of Lots Nos. 27 and 28, and running thence a new line through Lot No. 28 5 feet distant from and parallel to the joint line of Lots Nos. 27 and 28 N. 86-54 W. 166.2 feet to an iron pin on the Eastern side of a 10 foot alley indicated on the first plat mentioned hereinabove (unopened); thence with the Eastern side of said alley S. 4-38 W. 130 feet to an iron pin on the Northern side of McIver

(continued-reverse side)