

# State of South Carolina

SEP 25 4 16 PM 1961

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROSSELL H. EATON and FAYE A. EATON

WHEREAS WE the said Roswell H. Eaton and Faye A. Eaton SEND GREETING

in and by OUR certain promissory note in writing of even date with these Presents AND 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 Twenty Two Thousand and no/100 (\$ 22,000.00 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 six (6 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of November, 1961, and on the 1st day of each month of each year thereafter the sum of \$ 157.62 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 1st day of October, 1961, the amount monthly payments of \$ 157.62 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of \$ 22,000.00 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 thereof, 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 at any time any portion of principal or interest shall be paid 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 thereon shall become immediately due and payable at the option of the holder thereof, who may sue thereon and enforce this mortgage and if said note after its maturity should be placed in the hands of an attorney for any collection or in before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder thereof places the said note or any mortgage in the hands of an attorney for any legal proceedings thereon and in either of such cases the mortgagee promises to pay all costs and expenses including a reasonable attorney's fee 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 Roswell H. Eaton and Faye A. Eaton 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 (\$ 3.00)

the said Roswell H. Eaton and Faye A. Eaton 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 lot of land with the buildings and improvements thereon, situate on the East side of Sweetbrier Road, near the City of Greenville, in Greenville County, South Carolina, shown as Lot No. 16 on plat of Section 2, Lake Forest Heights, made by Piedmont Engineering Service, May 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, Page 105; said lot fronting 100 feet along the East side of Sweetbrier Road, running back to a depth of 192.2 feet on the North side, to a depth of 188 feet on the South side, and being 98.6 feet across the rear.

Any deficiency in the amount of such monthly payments, shall, unless paid by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "Late Charge" not to exceed an amount equal to five per cent (5%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the extra expense involved in handling delinquent payments.