

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & ~~McKay~~ ^{McKAY}, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1162 PAGE 63

The State of South Carolina,

JUL 29 3 53 PM '70

COUNTY OF GREENVILLE
ELLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: We, J. W. TINSLEY and RUTH TINSLEY
SEND GREETING:

Whereas, we, the said J. W. Tinsley and Ruth Tinsley

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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, GREENVILLE, S. C. BRANCH

hereinafter called the mortgagee(s), in the full and just sum of SIX THOUSAND SEVENTY FIVE AND NO/100

----- DOLLARS (\$ 6,075.00-), to be paid as follows: the sum of \$101.25 to be paid on the 5th day of September, 1970, and the sum of \$101.25 to be paid on the 5th of every month including the 5th day of July, 1975, and the balance thereon remaining to be paid on the 5th of August, 1975.

, with interest thereon from maturity at the rate of Seven (7%)-----percentum per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal.

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 attorney's 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 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 The South Carolina National Bank of Charleston, Greenville, S. C. Branch, its Successors and Assigns, forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, School District 5-B, and being known and designated as Lot No. 5, of Block B, of a subdivision of the property of B. W. Mitchell known as Augusta Road Extension, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book F, at page 285, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Post Oak Road at the corner of Lot No. 4, which point is 248 feet from the intersection of Parkins Mill Road, and running thence along the southeast side of Post Oak Road, N. 46 1/8 E. 39.6 feet to an iron pin; thence still with said road, N. 58 1/2 E. 39.6 feet to an iron pin at the corner of Lot No. 6; thence along the line of Lot No. 6, S. 43 E. 236.3 feet to an iron pin at the rear corner of said lot; thence S. 47 7/8 W. 77.9 feet to an iron pin at the rear corner of Lot No. 4; thence along the line of said Lot No. 4, N. 43 W. 243.5 feet to the beginning corner.