

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & McKay, Attorneys at Law, Greenville, S. C.

McKay
FILED
GREENVILLE CO. S. C.

BOOK 1184 PAGE 477

The State of South Carolina,

HAR 24 2 50 PM '71

COUNTY OF Greenville OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said William J. Rothfuss
hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to First Piedmont Bank & Trust Company,
Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Fifty Thousand and No/100-----

DOLLARS (\$50,000.00), to be paid

one (1) year from date

, with interest thereon from date

at the rate of -----eight (8%)----- percentum per annum, to be computed and paid
quarterly 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 I, 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 I, 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 First Piedmont Bank & Trust Company, Greenville, S. C. its successors and assigns forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in School District 7-IC, within the corporate limits of the City of Greenville, and lying between Buist Avenue on the south and Mountain View Avenue on the north, and containing approximately 2 acres, and having, according to a plat thereof made by R. E. Dalton in December, 1946, the following metes and bounds;

BEGINNING at an iron pin on the north side of Buist Avenue at the corner of Lot No. 20 of a subdivision known as North Park, which point is 320.8 feet west of the intersection of North Main Street, and running thence along the north side of Buist Avenue N. 70-54 W. 78 feet to an iron pin; thence continuing along the north side of Buist Avenue, N. 78-47 W. 100 feet to an iron pin; thence still along the north side of Buist Avenue N. 81-30 W. 210.7 feet to an iron pin at the corner of Lot now or formerly of Erin S. Dorroh, which point is 152 feet east of the intersection of a 15-foot alley; thence along the line of the Dorroh lot, N. 10-21 E. 360 feet to an iron pin on the south side of Mountain View Avenue; thence along the south side of Mountain View Avenue S. 79-39 E. 355.7 feet to an iron pin at the corneve of Lot No. 26 of the subdivision known as North Park; thence along the west line of Lots Nos. 26 and 20 S. 5-33 W. 368 to the beginning.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 391

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Sept 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:46 O'CLOCK P. M. NO. 7585