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FILED
GREENVILLE CO. S. C.

APR 1 12 04 PM 1953

State of South Carolina,

OLLIE HARNSWORTH
R.M.C.

COUNTY OF GREENVILLE.

I, JAMES M. BRUCE,

SEND GREETING:

WHEREAS, I the said James M. Bruce,

is and by me certain promissory note in writing, of even date with these presents am well and truly in-

debted to The Peoples National Bank, Greenville, S. C.,

in the full and just sum of Four Thousand, Two Hundred and No/100ths

(\$ 4,200.00) DOLLARS, to be paid in Greenville, S. C., together with

interest thereon from date hereof until maturity at the rate of four & one-half (4 1/2%) per centum per annum,

said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of May, 1953, and on the 1st day of each month

of each year thereafter the sum of \$ 43.53, to be applied on the

interest and principal of said note, said payments to continue up to and including the 1st day of March

19 63 and the balance of said principal and interest to be due and payable on the 1st day of April

19 63 the aforesaid monthly payments of \$ 43.53 each are to be applied first to

interest at the rate of four & one-half (4 1/2%) per centum per annum on the principal sum of \$ 4,200.00 or

so much thereof as shall, from time to time, remain unpaid and the balance of each monthly pay-

ment 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 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 con-

dition, 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 ex-

penses 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 I the said James M. Bruce

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, Greenville, S. C. according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said James M. Bruce

in hand and truly paid by the said The Peoples National Bank, 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,

Greenville, S. C.:

All that certain piece, parcel or lot of land, situate, lying and being

on the Southern side of Rutherford Road in that area recently annexed to

the City of Greenville, in Greenville County, State of South Carolina,

being described as business property on plat of Druid Hills, made by

Dalton & Neves, Engineers, January, 1947, recorded in the R. M. C. Office

for Greenville County, South Carolina, in Plat Book "P" at page 113,

and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection

of West Fairview Avenue and Rutherford Road N. 51-31 E. 23 feet to

an iron pin; thence S. 43-11 E. 191.5 feet to an iron pin; thence S.

71-21 W. 127 feet to an iron pin on the East side of West Fairview Avenue;

thence with the East side of West Fairview Avenue N. 18-39 W. 113 feet

to an iron pin; thence continuing with West Fairview Avenue N. 8-31 E.

60.9 feet to the beginning corner.

The above described property is the same property conveyed to the

mortgagor herein by deed of R. E. Hughes by deed of even date and

to be recorded.

NOT SATISFACTION

11:15