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

BOOK 947 PAGE 308

The State of South Carolina,

FILED GREENVILLE CO. S. C.

3 27 PM 1964

OLLIE FARNSWORTH

L. C. Moody

SEND & GREETING

Whereas, , the said L.

COUNTY OF Greenville

hereinafter called the mortgagor(s) in and by well and truly indebted to

certain promissory note in writing, of even date with these presents,

R. M.C.

WILLIAM B. DUCKER

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Three Hundred and 00/100

> ----- DOLLARS (\$ 2,300.00 ), to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of

6 %) per centum per annum, said principal and interest being payable in monthly

C. Moody

installments as follows:

Beginning on the 15thday of , 19 64 , and on the 15th day of each month February

50.00

each are to be applied first to payments of \$ **XXXXXX**the aforesaid monthly (6 %) per centum per annum on the principal sum of \$ 2.300.00 six interest at the rate of so much thereof as shall, from time to time, remain unpaid and the balance of each 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 hereof, 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 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 convenant 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 next of said debt cured under this mortgage as a part of said debt.

, the said mortgagor(s), in consideration of the said debt and sum of money NOW, KNOW ALL MEN, That I aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and , the said mortgagor(s) in hand and truly paid by the said also in consideration of the further sure of THREE DOLLARS, to me 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 WILLIAM B. DUCKER, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the South side of Lee Road, near the City of Greenville, in Greenville County, S. C., shown as Lot No. 3 on plat of property of William B. Ducker made by Dalton & Neves, Engineers, January 1960, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book UU, Page 1, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Lee Road, at the Northeast corner of Lot 3, as shown on said plat, and running thence S. 8-24 E., 160 feet to an iron pin; thence N. 72-53 W., 158.9 feet to an iron pin; thence N. 11-53 E., 75 feet to an iron pin on the South side of Lee Road; thence along the South side of Lee Road, N. 71-22 E., 119.4 feet to the beginning corner.

This mortgage is given to secure the balance of the purchase price and is junior in rank to the lien of that mortgage given by Teddy Ratenski to C. Douglas Wilson & Co. (assumed by the mortgagor herein), dated