The State of South Carolina,

COUNTY OF GREENVILLE

FEB 28 3 54 PM 1957

OLLIE FAMASWORTH R. M.C.

GROVER CASON GASKIN

Ι

SEND GREETING:

singfter called the mortgagor(s) in and by **my** 

, the said

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

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

JAMES A. DUSENBERRY and ISABEL M. DUSENBERRY

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

Grover Cason Gaskin

at march 1, 1957, to be paid march 1, 1957,

Five (5 %) per centum per annum, said principal and interest being payable in

installments as follows:

Whereas,

Beginning on the 23rd day of August , 19 57, and on the 23rd day of each February and August of each year thereafter the sum of \$ 1,000.00 , to be applied on the interest and principal of said note; said payments to continue was according to the principal and interest are paid in full full for the particular according was according to the principal of said note; said payments to continue was according to the principal of said note; said payments to continue was according to the principal of said note; said payments to continue was according to the principal of said note; said payments to continue was according to the payments of t

maxxx the aforesaid semi-annual payments of \$ 1,000.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 18,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each semi-annual 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 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 Me, 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 JAMES A. DUSENBERRY and ISABEL M. DUSENBERRY, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the South side of Riverside Drive, in the City of Greenville, in Greenville County, South Carolina, shown as the Western one-half of Lot 20 and the Eastern portion of Lot 21 on plat of Ables & Rasor, recorded in the RMC Office for Greenville County, S. C., in Plat Book "E", page 153, and having according to plat of A. Newton Stall, made in November, 1940, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Riverside Drive in the center of the front line of Lot 20, said pin being 127 feet West from the Southwest corner of the intersection of Riverside Drive and Ridge Drive, and running thence with the South side of Riverside Drive, S. 64-35 W., 100 feet to an iron pin in the front line of Lot 21; thence through Lot 21, S. 22-39 E., 174.7 feet to an iron pin; thence N. 65-36 E., 103 feet to an iron pin in the center of the rear line of Lot 20; thence through the center of Lot 20, N. 23-38 W., 176.5 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor herein by deed of the Mortgagors, to be recorded herewith.