

FILED GREENVILLE CO. S.C.

1 49 PM 1958

State of South Carolina

County of GREENVILLE

OLLIE FARNSWORTH R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. M. Keith,

SEND GREETING:

WHEREAS, I, the said T. M. Keith,

in and by MY certain promissory note in writing, of even date with these Presents, well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Ten Thousand & No/100 (\$10,000.00) (\$10,000.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of Five and one-fourth (5 1/4 %) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the 1st day of August, 1958, and on the 1st day of each month of each year thereafter the sum of \$67.39, to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of July, 1978; the aforesaid monthly payments of \$67.39 each are to be applied first to interest at the rate of five & one-fourth (5 1/4 %) per centum per annum on the principal sum of \$10,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 T. M. Keith,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said T. M. Keith

in hand well and truly paid by the said GENERAL MORTGAGE CO., at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said GENERAL MORTGAGE CO.

ALL That lot of land in Greenville County, State of South Carolina, on the western side of Parkins Mill Road near the City of Greenville, being shown as the major portion of Lot 32 and a triangular lot adjoining it on the south as shown on a plat of the Estate of Tully P. Babb made by Dalton & Neves in August of 1954, and revised and recorded in Plat Book GG, Pages 158 and 159, and described as follows:

BEGINNING At a stake on the western side of Parkins Mill Road 10 feet south from the joint corner of Lds 32 and 33 and running thence S. 89-29 W. 445.6 feet to a stake in line of Lot 30; thence with lines of Lots 30 and 31, S. 4-30 W. 211 feet to a stake in line of property of C. T. Wyche; thence with the line of said property, N. 81-28 E. 443.8 feet to a stake on Parkins Mill Road; thence along the western side of Parkins Mill Road, N. 9-24 E. 150 feet to the beginning corner.

This is the same property conveyed to mortgagor by deed of Emma L. Flinkingshelt as Trustee, recorded Dec. 19, 1955, in the Office of the R.M.C. for Greenville County in Deed Book 541, Page 272.

Handwritten notes: 214, 1:51, 78