

MORTGAGE Form Prepared by Haysworth, Perry, Bryant, Marion & Johnson, Attorneys at Law, Greenville, S. C.

# State of South Carolina,

COUNTY OF GREENVILLE

DERA R. CONWAY

SEND GREETING:

WHEREAS, I the said Dera R. Conway

in and by my certain promissory note in writing, of even date with these presents all well and truly indebted to The McPherson Company

in the full and just sum of One Thousand Forty-Five and 66/100ths (\$1,045.66) DOLLARS, to be paid at its place of business in Greenville, S. C., together with interest thereon from May 1, 1969 until maturity at the rate of seven (7%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July, 1969, and on the 1st day of each succeeding month of each year thereafter the sum of \$90.48, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May 1970, and the balance of said principal and interest to be due and payable on the 1st day of June 1970, the aforesaid monthly payments of \$90.48 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$1,045.66 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 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 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 (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 Dera R. Conway

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The McPherson Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it the said The McPherson Company

in hand and truly paid by the said Dera R. Conway

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 McPherson Company

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville between Maple Street (formerly known as Old Stage Road) and Laurens Road, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of Maple Street (formerly Old Stage Road) and running thence with the Northeastern side of said road S. 30 E. 749.5 feet to an iron pin in the Right of Way for said road and at the joint corner of property herein mortgaged and Lot No. 8 of Scarsdale Manor Subdivision; thence with the line of Lots Nos. 8, 9, 10, 11, 12, 13 and 14 of said subdivision N. 54-31 E. 554.5 feet to an iron pin in the rear Northern most corner of Lot No. 14; thence with the line of Lot No. 14 S. 38-08 E. 205.1 feet, more or less, to a point in the line of Lot No. 1 of Scarsdale Manor Subdivision; thence with the line of Lot No. 1 N. 54-31 E. 50 feet, more or less, to an iron pin in the Northern most corner of Lot No. 1; thence with the line of Lot No. 1 S. 36-08 E. 155.1 feet to a point in the line of property now or formerly of J. P. Richardson, Sr. and H. Clyde Brooks, Jr., 133.5 feet to a point in the Southwestern Right of Way for U. S. Highway 276 (also known as Laurens Road); thence with the Southwestern side of said highway Right of Way, the following courses and distances: N. 28-59 W. 206.7 feet to a point, N. 33-17 W. 200.5 feet to a point and S. 35-22 W. 711.5 feet to an iron