

The State of South Carolina,

COUNTY OF Greenville

SEND GREETING:

Whereas, I, the said LILA C. McLANE

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to ELSIE M. GRIFFETH

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

----- DOLLARS (\$38,000.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six 3/4 6 3/4% per centum per annum, said principal and interest being payable in semi-annually installments as follows: Interest only to be paid December 1, 1969 and June 1, 1970 and Beginning on the 1st day of December, 1970, and on the 1st day of each June and December of each year thereafter the sum of \$2,500.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of December 1973, and the balance of said principal and interest to be due and payable on the 1st day of June 1974; the aforesaid semi-annually payments of \$ 2,500.00 each are to be applied first to interest at the rate of six & 3/4 6 3/4% per centum per annum on the principal sum of \$ 38,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each semi-annually 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 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 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 ELSIE M. GRIFFETH, Her Heirs and Assigns, Forever:

ALL those lots of land with the buildings and improvements thereon, situate on the Southwest side of Boxwood Lane in the City of Greenville, Greenville County, S. C., and being shown as Lots 13 and 14 on a plat of Boxwood Manor, made by Dalton & Neves Engineers, October, 1952, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Boxwood Lane at joint front corner of Lots 14 and 15 and running thence with the line of Lot 15, S. 60-52 W. 200 feet to an iron pin; thence with the line of Lot 12, N. 29-08 W. 191 feet to an iron pin on the Southeast side of Hemlock Drive; thence with the curve of Hemlock Drive (the chord being N. 38-03 E. 96.2 feet) to an iron pin; thence N. 53-45 E. 72 feet to an iron pin on Hemlock Drive; thence continuing with the curve of Hemlock Drive and Boxwood Lane (the chord being S. 75-05 E. 55.7 feet) to an iron pin on the Southwest side of Boxwood Lane; thence with the Southwest side of Boxwood Lane, S. 29-08 E. 198.5 feet to the beginning corner.

This is the same property conveyed to me by deed of Elsie M. Griffeth, of even date, to be recorded herewith, and this mortgage is given to secure the balance of the purchase price of the above property.