

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

FILED
GREENVILLE CO. S. C.

The State of South Carolina,
COUNTY OF Greenville

AUG 15 11 26 AM '69
OLLIE FARNSWORTH
R. M. C.

SEND CREDIT:

Whereas, I, the said W. W. McEACHERN

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 THORNWELL ORPHANAGE

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

-----DOLLARS (\$30,000.00), to be paid at S. C. N. in Greenville, S. C., together with interest thereon from date hereof 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 15th day of September, 19 69, and on the 15th day of each month of each year thereafter the sum of \$232.60, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of July 19 79, and the balance of said principal and interest to be due and payable on the 15th day of August 19 79; the aforesaid monthly payments of \$232.60 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$ 30,000.00 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 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 mortgage(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 mortgage(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 THORNWELL ORPHANAGE, Its Successors and Assigns, Forever:

ALL that lot of land with the improvements thereon, situate at the North-east corner of intersection of West Earle Street and Wilton Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of Wilton and West Earle Streets, and runs thence along the North side of West Earle Street, S 88½ E 65½ feet to an iron pin; thence continuing along the North side of West Earle Street, S 83-15 E, 65½ feet to an iron pin; thence N 6-30 E 150 feet to an iron pin; thence N 83-15 W 65½ feet to an iron pin; thence N 84½ W, 65½ feet to an iron pin on the East side of Wilton Street; thence along Wilton Street in a Southerly direction 150 feet to the beginning corner.

This is the same property conveyed to me by deed of H. C. Smith and Gertrude C. Smith of even date to be recorded.