

FILED
GREENVILLE CO. S. C.

OCT 7 3 32 PM '69

BOOK 1138 PAGE 274

OLLIE FARNSWORTH

State of South Carolina, }
County of GREENVILLE }

GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LINDSEY BUILDERS, INC., a South Carolina corporation

SEND GREETING:

WHEREAS, It the said Lindsey Builders, Inc.,

in and by It certain promissory note in writing, even dated with these Presents is well and truly indebted to CAMERON-BROWN COMPANY, a corporation chartered under the laws of the State of North Carolina, in the full and just sum of Eleven Thousand One Hundred Fifty and No/100--

(\$ 11,150.00) DOLLARS, to be paid at its office in Raleigh, N. C., or at such other place as the holder of the note may from time to time designate in writing, as follows:

payable on demand,

with interest from the date hereof until maturity at the rate of eight (8)
per centum per annum, to be computed and paid monthly until paid in full.

Any default in the amount of such monthly payments shall, unless paid by the Mortgagee prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to five per centum (5%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the expenses involved in handling delinquent payments.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event of default in the payment of any installment or installments, 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 covenant, agreement or covenant contained herein, then the whole sum of the principal of said note remaining due and 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 paid by the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder of this mortgage 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 mortgagee promises to pay the 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 It, the said Lindsey Builders, Inc., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CAMERON-BROWN COMPANY, according to the terms of the said note, and in consideration of the further sum of THREE DOLLARS, to It

Lindsey Builders, Inc. in hand with and duly paid by the said CAMERON-BROWN COMPANY, at and before the signing of these Presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CAMERON-BROWN COMPANY, its successors and assigns forever:

ALL that lot of land with buildings and Improvements now or hereafter constructed thereon, situate on the Northeastern side of Roosevelt Avenue in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 3 on a Final Plat of ROOSEVELT HEIGHTS, made by R. K. Campbell, Surveyor, dated May 20, 1963, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 000, page 53, reference to which is hereby craved for the metes and bounds thereof.

Paid in full and satisfied the 13th day of 1970