

MORTGAGE FILED Prepared by GREENVILLE CO. S. C. OLLIE FARNSWORTH
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State of South Carolina,
R. H. C.

COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE

JOHN SOUTHERLIN

SEND GREETING:

WHEREAS, I the said JOHN SOUTHERLIN

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to Boyce T. Roe, James A. Roe, Robert B. Roe and Nora N. Roe in the full and just sum of Six Thousand and No/100ths (\$ 6,000.00) DOLLARS, to be paid at P. O. Box 221, Travelers Rest, 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 semi-annual installments as follows:

Beginning on the 1st day of July, 1971, and on the like day of each sixth month thereafter the sum of \$ 375.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of January, 1981, and the balance of said principal and interest to be due and payable on the 1st day of July, 1981, the aforesaid semi-annual payments of \$ 375.00 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$ 6,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each semi-annual 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 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 John Southerlin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Boyce T. Roe, James A. Roe, Robert B. Roe and Nora N. Roe according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said John Southerlin in hand and truly paid by the said Boyce T. Roe, James A. Roe, Robert B. Roe and Nora N. Roe 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 Boyce T. Roe, James A. Roe, Robert B. Roe and Nora N. Roe :

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina on the Southern side of McElhaney Road, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of McElhaney Road and running thence with said road S. 37-1/5 W. 53 feet to an iron pin; thence leaving said Road S. 30-1/2 E. 105 feet to an iron pin; thence S. 30-1/2 E. 25 feet to an iron pin; thence N. 59-1/2 E. 50 feet to an iron pin on the right-of-way of the old Greenville and Knoxville Rail Road; thence with the Western edge of said right-of-way N. 30-1/2 W. 43.25 feet to an iron pin; thence N. 30-1/2 W. 105 feet to an iron pin at the point of beginning.