

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Offices of ~~██████████~~ & SPENCE, Attorneys at Law, Greenville, South Carolina  
CHARLES W. SPENCE  
101 Broadus Ave.  
Greenville, S. C. 29601

OLIE FARNSWORTH  
R. M. C.

BOOK 1207 PAGE 439

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS I, Mavis M. Caldwell, am

well and truly indebted to

Bernice A. Martin

in the full and just sum of Twenty-One Thousand Five Hundred and No/100 (\$21,500.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable ~~XXXXX~~ in 180 equal monthly installments (15 years) of One Hundred Ninety-Three and Twenty-Six/100ths (\$193.26) Dollars, based upon an amortization schedule of seven (7%) percent, commencing November 1, 1971, and a like amount on the same day of each successive month, until paid in full, together with full privileges of anticipating the whole or any part at any time.

with interest from and after default at the rate of eight (8%) per centum per annum until paid; interest to be computed and paid annually, and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Bernice A. Martin,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mavis M. Caldwell, her heirs and assigns forever:

ALL that lot of land in the City and County of Greenville, State of South Carolina, being a portion of Lot 3 on plat of Cherokee Park, recorded in Plat Book C at page 96, and an adjoining tract shown on plat entitled "Revision of Cateechee Avenue", recorded in Plat Book I at page 83, and having, according to a plat entitled "Mavis M. Caldwell", recorded in the R.M.C. Office for Greenville County in Plat Book 4-4 at page 31, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Cateechee Avenue at a point 74.4 feet southwest of the intersection of Augusta Road, and running thence S. 45-17 E. 86.8 feet to an iron pin in the line of Lot 2; thence S. 34-12 W. 94 feet to an iron pin; thence N. 61-55 W. 51.8 feet to an iron pin on an alley at the corner of Lot 5; thence along the eastern side of said alley N. 28 E. 3 feet to an iron pin; thence with said alley N. 13-41 W. 64.4 feet to an iron pin on the southeastern side of Cateechee Avenue; thence with said Avenue N. 45-35 E. 70.1 feet to the point of beginning.

The portion of Lot 3 is the property conveyed to the grantor in Deed Book 144 at page 56, and is shown as the larger piece on plat of Mavis M. Caldwell. The small piece adjoining Cateechee Avenue is a result of a revision of the street as shown on the aforementioned plat.