

State of South Carolina

SEP 11 4 38 PM '72

ELIZABETH RIDDLE R.M.C.

COUNTY OF GREENVILLE

We, Franklin D. Sullivan and Vera Estelle H. Sullivan SEND GREETING: WHEREAS, we the said Franklin D. Sullivan and Vera Estelle H. Sullivan

in and by QUI certain promissory note in writing, of even date with these presents are well and truly indebted to Investment Properties, Inc.

in the full and just sum of Four Thousand Nine Hundred Seventy Five and no/100ths (\$4,975.00) DOLLARS, to be paid at its office in Greenville, S. C., together with

interest thereon from date hereof until maturity at the rate of eight (8) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of October, 1972, and on the 1st day of each successive month of each year thereafter the sum of \$ 70.33, to be applied on the

interest and principal of said note, said payments to continue up to and including the 1st day of August 1980, and the balance of said principal and interest to be due and payable on the 1st day of September 1980;

the aforesaid monthly payments of \$ 70.33 each are to be applied first to interest at the rate of eight (8) per centum per annum on the principal sum of \$ 4,975.00 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 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 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 (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 we the said Franklin D. Sullivan and Vera Estelle H. Sullivan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Investment Properties, Inc. according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said Franklin D. Sullivan and Vera Estelle H. Sullivan in hand and truly paid by the said Investment Properties, Inc.

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 Investment Properties, Inc.

ALL that certain lot of land in Greenville County, State of South Carolina, near the Town of Mauldin, being shown as Lot 57 on plat of Windsor Park made by R. K. Campbell, Surveyor, March 29, 1960, recorded in the R. M. C. Office for Greenville County, in Plat Book RR at page 25, and more fully described as follows:

BEGINNING at an iron pin on the northern side of Middleton Lane at joint front corner of Lots 56 and 57 and running thence along line of Lot 56, N. 8-35 E. 200 feet to an iron pin; thence S. 45-50 E. 123 feet to an iron pin; thence with line of Lot 58, S. 8-35 W. 128.4 feet to an iron pin on the northside of Middleton Lane; thence along Middleton Lane, N. 81-25 W. 100 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagors herein by deed of Elizabeth W. Johnson, dated May 9, 1968, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 844 at Page 31.