

State of South Carolina

OCT 4 56 PM 1948

County of GREENVILLE

OLLIE FARNSWORTH R. M. C.

D. B. ROPER AND MARY FRANCES ROPER

SEND GREETING:

WHEREAS, we the said D. B. Roper and Mary Frances Roper

in and by certain promissory note in writing, of even date with these presents well and truly indebted to O. P. Earle

in the full and just sum of Seven-thousand

(\$ 7,000.00) DOLLARS, to be paid at in Greenville, S. C., together with

interest thereon from date hereof until maturity at the rate of Five (5%) per centum per annum, with interest only payable from date to Dec. 8, 1948, and thereafter said principal and interest being payable in equal monthly installments as follows:

Beginning on the 8th day of Jan. 1949, and on the 8th day of each month of each year thereafter the sum of \$ 74.27, to be applied on the

interest and principal of said note, said payments to continue up to and including the 8th day of Nov. 1958, and the balance of said principal and interest to be due and payable on the 8th day of Dec. 1958; the aforesaid equal monthly payments of \$ 74.27 each are to be applied first to

interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 7,000.00 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 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 D. B. Roper & Mary Frances Roper in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said O. P. Earle according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said D. B. Roper & Mary Frances Roper in hand and truly paid by the said O. P. Earle 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 O. P. Earle His heirs and assigns, forever:

All that certain piece, parcel or tract of land together with the buildings and improvements thereon, situate lying and being in Greenville County, State of South Carolina in School District 9-C, on the South side of Lee Road and being shown as all of Lot #14 on Plat of Property of James Edwards, prepared by R. E. Dalton, Engineer, April 1939 which plat is recorded in Plat Book "M", Page 125, R. M. C. Office, Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lee Road, joint corner of Lots Nos. 13 and 14, and running thence with line of Lot No. 13, S. 17 E. 569.5 feet to an iron pin in rear line of Lot No. 8; thence with rear line of Lots Nos. 8 and 7, S. 43 W. 231 feet to an iron pin, corner of Lot No. 15; thence with line of Lot No. 15, N. 17 W. 685 feet to an iron pin on Lee Road; thence with the southern side of Lee Road, N. 73 E. 200 feet to the point of beginning, containing 2.89 acres.

Being the identical property conveyed to the mortgagor by deed of Robert J. Edwards, as committee September 18, 1946, deed recorded in Book 299, at Page 231, said R. M. C. Office, and D. B. Roper having conveyed an undivided one-half interest in, and to said lot to his wife, Mary Frances Roper, instant dated by deed to be recorded, herewith.

(OVER)

Witness P. Bradley Morris Margaret McCreary

Paid & satisfied in full December 23, 1948 O. P. Earle

23 Dec. 1948 Ollie Farnsworth at 12:24 P.M. #27892