

State of South Carolina,

COUNTY OF GREENVILLE

WE, CLEVELAND PERRIN AND EFFIE M. PERRIN, SEND GREETING:
WHEREAS, we the said Cleveland Perrin and Effie M. Perrin

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to John Dreher

in the full and just sum of One Thousand and No/100ths (\$1,000.00) DOLLARS, to be paid

interest thereon from date hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of December, 1953, and on the 1st day of each month of each year thereafter the sum of \$43.88

to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of October, 1955, and the balance of said principal and interest to be due and payable on the 1st day of November, 1955; the aforesaid monthly payments of \$43.88 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$1,000.00 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 Cleveland Perrin and Effie M. Perrin, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said John Dreher according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said Cleveland Perrin and Effie M. Perrin in hand and truly paid by the said John Dreher 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 John Dreher:

All that certain piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, at the intersection of Phoenix Avenue and Prosperity Street, containing 0.96 acres, more or less, and being as shown on a plat prepared by W. J. Riddle, Surveyor, dated July, 1951, entitled "Property of John Dreher" and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Phoenix Avenue and Prosperity Street and running thence along the Southern side of Prosperity Street N. 49-03 E. 73.2 feet to an iron pin; thence continuing along the Southern side of Prosperity Street N. 35-24 E. 69.4 feet to an iron pin; thence leaving Prosperity Street S. 28-37 E. 336.7 feet to an iron pin in the line of property formerly of Lucy Copeland; thence running along the line of property formerly of Copeland S. 57-45 W. 133.3 feet to an iron pin on the Eastern side of Phoenix Avenue; thence along the Eastern side of Phoenix Avenue N. 28-45 W. 300 feet to the beginning corner.

The above described property is the same property conveyed to the mortgagors herein by the mortgagee by deed of even date and to be recorded.

This mortgage is a purchase money mortgage given to secure a portion of the purchase price.

paid in full and satisfied this 2nd day of April, 1954

John Dreher U.S.

Witnessed J. Milton Williams

W. S. Halloway, Jr.

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Clerk
7490*