

State of South Carolina

3 38 PM 1963

County of Greenville

OLIVE FARRIS WORTH R. M. C.

Paul Landers

SEND GREETING:

WHEREAS, I the said Paul Landers

In and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Central Realty Corporation

in the full and just sum of Six Thousand and No/100 (\$6,000.00) DOLLARS, to be paid in Greenville, S. C., together with

interest thereon from date hereof until maturity at the rate of five & three-fourths (5-3/4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August, 1963, and on the 1st day of each month

of each year thereafter the sum of \$49.83

interest and principal of said note, said payments to continue up to and including the 1st day of June, 1978, and the balance of said principal and interest to be due and payable on the 1st day of July, 1978;

the aforesaid five & three-fourths (5-3/4%) payments of \$49.83 each are to be applied first to interest at the rate of 5-3/4% 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 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 herein provided, including any past due taxes or insurance premiums, the same shall bear simple interest from the date of such default until paid at the rate of 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 collections, 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 ten (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 Paul Landers

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Central Realty Corporation

according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to Me the said Paul Landers

in hand and truly paid by the said Central Realty Corporation

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 Central Realty Corporation

the following described real estate, to wit:

All that certain lot of land lying in the State of South Carolina, County of Greenville, City of Greenville on the Northern side of Dupont Drive shown as Lot No. 109 on plat of Isaquenna Park prepared by Rickell & Rickell in June 1947 recorded in the R. M. C. Office for Greenville County in Plat Book P at Pages 130 and 131 and being further described according to a recent survey by Dalton & Neves dated June 1963 as follows:

BEGINNING at a stake on the Northern side of DuPont Drive 332 feet East from Kirkwood Lane, at corner of Lot No. 108, and running thence with the line of said lot, N. 0-04 E. 166.7 feet to a stake; thence S. 84-25 E. 70 feet to a stake at corner of Lot No. 110; thence with the line of said lot, S. 0-04 W. 151.8 feet to a stake on DuPont Drive; thence with the Northern side of DuPont Drive, S. 83-24 W. 70 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 415 at Page 61.