MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C. BOOK 974 PAGE 560

The State of South Carolina,

COUNTY OF GREENVILLE

OCT 12 12 33 PM 1964

OLLIE FARNSWORTH
R. M. C.

TOM S. BRUCE and N. A. WALDROP SEND GREETING:

Whereas, we, the said Tom S. Bruce and N. A. Waldrop

hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, well and truly indebted to RAINWOOD, INC.

hereinafter called the mortgagee(s), in the full and just sum of FOURTEEN THOUSAND AND NO/100 ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ DOLLARS ($ 14,000.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five and one-half (5½%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of November, 19 64, and on the 1st day of each month of each year thereafter the sum of $150.00, to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest is paid in full; ~~[illegible]~~ 19~~[illegible]~~ 19~~[illegible]~~ the aforesaid monthly payments of $ 150.00 each are to be applied first to interest at the rate of five and ½ (5½%) per centum per annum on the principal sum of $14,000.00 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, 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 convenant 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 ten (10%) per cent, of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 RAINWOOD, INC., its successors and assigns, forever:

All that lot of land with the improvements thereon situate on the Southeast corner of the intersection of Buncombe Street and Mahon Street near the City of Greenville, Greenville County, South Carolina, and having, according to a survey made by Piedmont Engineering Service, June 30, 1951, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Buncombe Street and Mahon Street, and running thence along the South side of Mahon Street S. 89-43 E. 76.8 feet to an iron pin; thence S. 0-33 E. 100 feet to an iron pin; thence N. 89-43 W. 77.7 feet to an iron pin on the East side of Buncombe Street; thence along the East side of Buncombe Street N. 0-17 E. 100 feet to the beginning corner.

Mortgage is given to secure part of the purchase price.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 50 PAGE 649

SATISFIED AND CANCELLED OF RECORD
24th DAY OF Aug. 19 77
Bonnie S. Fant
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:46 O'CLOCK P. M. NO. 6116