

FILED
GREENVILLE, S. C.
 APR 5 3 37 PM '72
 OLLIE FARNSWORTH
 R. M. C.

MORTGAGE OF REAL ESTATE Prepared by **Malloy, Pitt & ... Attorneys at Law, Greenville, S. C.**
 BOOK 1228 PAGE 189
 The State of South Carolina,
 COUNTY OF GREENVILLE

To All Whom These Presents May Concern:
 B. J. Fuller and Frieda S. Fuller SEND GREETING:

Whereas, we, the said B. J. Fuller and Frieda S. Fuller
 hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents,
 are well and truly indebted to First Piedmont Bank & Trust Co., Greenville, S.C.

hereinafter called the mortgagee(s), in the full and just sum of Thirty Thousand and No/100-----
 -----DOLLARS (\$ 30,000.00), to be paid
 one(1) year from date

with interest thereon from date
 at the rate of -----eight (8%)----- percentum per annum, to be computed and paid
 monthly until paid in full; all interest not paid when due to bear
 interest at the same rate as principal.

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 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 First Piedmont Bank & Trust Co., Greenville, S. C., its successors and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and being shown as Lot 2, Block 14 on plat of Boyce Lawn Addition, recorded in the RMC Office for Greenville, S. C. in Plat Book "A", Page 179, and having, according to a survey dated May 28, 1970, made by C. O. Riddle Reg. L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Pettigru Street at a point 71.67 feet east of Boyce Avenue at the front corner of Lots 1 and 2, Block 14 and running thence S. 14-46 E. 194.4 feet along the common line of Lots 1 and 2 to an iron pin; thence N. 76-45 E. 66.67 feet to an iron pin; thence N. 14-46 W. 194.4 feet to an iron pin on the southern side of Pettigru Street; thence with said street S. 76-45 W. 66.67 feet to the point of beginning.