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All that certain piece, parcel or lot of land on the North side of Parker Road, County of Greenville, State of South Carolina, known and designated as Lot No. 3 of the J.M. Clark property according to a plat recorded in the RMC Office for Greenville County in Plat Book "H", Page 175, and also being shown on a more recent plat of property of Roy V. and Geneva G. Capell prepared by R. B. Bruce, R. L. S., dated December 7, 1961.

The dimensions of said lot according to the said more recent plat are as follows: 60' x 232.5' x 66.7' x 203.4'.

AND WHEREAS, the Mortgagee further covenants that upon failure to pay any installment when due, the remaining unpaid balance shall at the option of the holder, bear interest at the rate of six per cent (6%) per annum; and upon failure to pay any installment when due, the remaining unpaid balance shall immediately become due and payable at the option of the holder who may sue thereon and foreclose this mortgage. In case the 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 necessary by the holder thereof for the protection of its interest in place, and if the holder should place the said note or this mortgage in the hands of an attorney for any legal proceeding, then, either of said cases the Mortgagee promise to pay all costs and expenses, including reasonable attorney's fees, all of which shall be added to the mortgage indebtedness, and payment hereby to the same extent as if it were a part of the original debt.

NOW, THEREFORE, in consideration of the aforesaid loan and to secure the payment thereof with interest and the additional payments herein agreed to be made, and to secure the performance of all the agreements and covenants herein contained, and also in consideration of the further sum of Three Dollars (\$3.00) paid to the Mortgagee by the Insurance Company before the date of this instrument, the receipt of which is hereby acknowledged, the Mortgagees have granted, bargained, sold and released and by this instrument do grant, bargain, sell and release unto the Insurance Company the lot or parcel of land lying and being in Greenville Township, County of Greenville, and State of South Carolina, described as follows:

WHEREAS, ROY V. AND GENEVA G. CAPPELL, hereinafter called Mortgagees (whether one or more persons) are indebted to Security Life and Trust Company, a corporation with its principal office at Winston-Salem, North Carolina, hereinafter called the Insurance Company, in the amount of Eight Thousand & No/100 for money loaned as evidenced by a note of even date with this instrument, which note bears interest at the rate of six per cent (6%) per annum, and the principal and interest being payable in equal monthly installments in an amount specified in said note, and the installments beginning on the 15th day of January, 1962, and the amount on the 15th day of each successive month thereafter until the 15th day of December, 1976, when the balance of principal and interest will be payable.

AND WHEREAS, the Mortgagees desire to secure the payment of said note with interest and any additional payments herein after agreed to be made, and to guarantee the performance of all the agreements and covenants hereinafter contained:

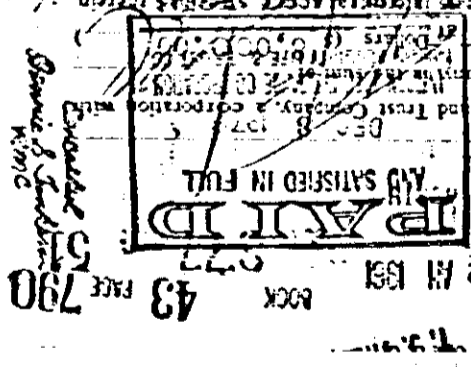
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 DONNIE S. TANKERSLEY R.M.C.
 15972
 STATE OF SOUTH CAROLINA GREENVILLE COUNTY
 ROY V. AND GENEVA G. CAPPELL
 Security Life and Trust Company, a corporation with its principal office at Winston-Salem, North Carolina, hereinafter called the Insurance Company, in the amount of Eight Thousand & No/100 for money loaned as evidenced by a note of even date with this instrument, which note bears interest at the rate of six per cent (6%) per annum, and the principal and interest being payable in equal monthly installments in an amount specified in said note, and the installments beginning on the 15th day of January, 1962, and the amount on the 15th day of each successive month thereafter until the 15th day of December, 1976, when the balance of principal and interest will be payable.

AND WHEREAS, the Mortgagee further covenants that upon failure to pay any installment when due, the remaining unpaid balance shall at the option of the holder, bear interest at the rate of six per cent (6%) per annum; and upon failure to pay any installment when due, the remaining unpaid balance shall immediately become due and payable at the option of the holder who may sue thereon and foreclose this mortgage. In case the 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 necessary by the holder thereof for the protection of its interest in place, and if the holder should place the said note or this mortgage in the hands of an attorney for any legal proceeding, then, either of said cases the Mortgagee promise to pay all costs and expenses, including reasonable attorney's fees, all of which shall be added to the mortgage indebtedness, and payment hereby to the same extent as if it were a part of the original debt.

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