

AUG 16 10 39 AM 1950

State of South Carolina,)
J. R. FARNSWORTH
R. M. C.

County of GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. R. GAINES

SEND GREETING:

WHEREAS, I the said J. R. Gaines

in and by my certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Ten Thousand Five Hundred and No/100----- (10,500.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with 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 instalments as follows: Interest only to be paid on the 16th day of September, 1950, and Beginning on the 16th day of October, 1950, and on the 16th day of each month of each year thereafter the sum of \$ 83.06 to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 16th day of September, 1955; the aforesaid monthly payments of \$ 83.06 each are to be applied first to interest at the rate of -----Five----- (5 %) per centum per annum on the principal sum of \$ 10,500.00 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 instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 J. R. Gaines

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said J. R. Gaines in hand well and truly paid by the said GENERAL MORTGAGE CO., at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said GENERAL MORTGAGE CO., its successors and assigns, forever:

All those certain pieces, parcels or lots of land with the buildings and improvements thereon, situate, lying and being on the Southeast side of U. S. Highway No. 29 (also known as the Greenville-Spartanburg Super Highway), near the City of Greenville, in Chick Springs Township, in Greenville County, South Carolina, being shown as Lots 1 and 2 on plat of Property of James M. Edwards, made by Dalton & Neves, Engineers, March 1949, and having, according to said plat and a recent survey made by R. W. Dalton, Engineer, August 9, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of U. S. Highway No. 29, at joint front corner of Lots 2 and 3, said pin being 292 feet in a Southwesterly direction from the point where the Southeast side of U. S. Highway No. 29 intersects with the Southwest edge of a 36 foot unnamed road, and running thence with the line of Lot 3, S 47-00 E 325 feet to an iron pin; thence S 43-00 W 200 feet to an iron pin; thence along line of property of Margaret H. Neal N 47-00 W 325 feet to an iron pin on the Southeast side of U. S. Highway No. 29; thence along the Southeast side of U. S. Highway No. 29 N 43-00 E 200 feet to the beginning corner.

The debt hereby secured is paid in full and the lien of this instrument is satisfied, being mortgage recorded in Book 471, Page 545, the undersigned being the owner and holder thereof, whereupon the undersigned with separate seal and the hand of its duly authorized officer this 14 day of October 1954
George S. Murray, Assistant Vice President.

*29 October 54
Chick Springs, S.C.
1174 a. 2433.*