

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

GREENVILLE CO. S. C. McKay

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BOOK 1183 PAGE 416

The State of South Carolina, OLLIE FARNSWORTH
R. M. C. }
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Elsie Whitmire Pace (same as Elaine Whitmire Pace) SEND GREETING:

Whereas, I, the said Elsie Whitmire Pace hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to The South Carolina National Bank of Charleston, Greenville, S. C. Branch

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand Five Hundred Ninety and No/100-----DOLLARS (\$ 4,590.00), to be paid as follows: the sum of \$76.50 to be paid on the 15th day of April, 1971, and the sum of \$76.50 to be paid on the 15th day of every month of every year, thereafter up to and including the 15th day of February, 1976, and the balance thereon remaining to be paid on the 15th day of March, 1976.

with interest thereon from maturity at the rate of --seven (7%)---- percentum per annum, to be computed and paid 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 I, 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 me, 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 The South Carolina National Bank of Charleston, Greenville, S. C. Branch, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, on the eastern side of Cumberland Avenue, in the City of Greenville, being shown as Lot No. 20 of Block H. on Plat of Fair Heights, recorded in the R.M.C. Office for Greenville, County, S. C. in Plat Book F, Page 257 and described as follows:

BEGINNING at a stake on the eastern side of Cumberland Avenue, 200 feet south from Decatur Street, at the corner of Lot No. 21, and running thence with the line of said lot S. 58-40 E. 150 feet to a stake at the corner of Lot No. 5; thence with the line of said lot S. 31-20 W. 50 feet to a stake at the corner of Lot No. 19; thence with the line of said lot N. 58-40 W. 150 feet to a stake on Cumberland Avenue; thence with the Eastern side of Cumberland Avenue, N. 31-20 E. 50 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed dated January 3, 1962, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 689, Page 383.