

State of South Carolina,

COUNTY OF GREENVILLE

vol 399 PAGE 485

FILED GREENVILLE CO. S. C.

SEP 8 12 14 PM 1948

OLLIE FARNSWORTH R. ASHENDRETTING

To all Whom These Presents May Concern:

I, F. J. Walden

Whereas, I the said F. J. Walden

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to Maxie Ellison

in the full and just sum of Five Hundred Seventy-five and No/100- - - - (\$575.00) DOLLARS, to be paid \$25.48 on October 8, 1948, and a like payment of \$25.48 on the 8th day of each successive month thereafter, until 24 months after date, at which time any unpaid balance will be due and payable; said payments to be applied first to interest and then to principal until paid in full, with the right to anticipate date, with interest thereon from date

at the rate of six (6%) per cent. per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and his Heirs and Assigns forever, all and singular that

certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township Greenville County, State aforesaid, on the East side of White Horse Road and the North side of Welcome Avenue, being known and designated as parts of Lots Nos. 35 and 34 as shown on Map No. 2 of Camilla Park, made by W. J. Riddle, Surveyor, in December 1943, recorded in the R. M. C. Office for Greenville County in Plat Book M at Page 85, and being shown on a more recent survey by W. J. Riddle, Surveyor, dated January 1948 of property of Maxie Ellison and O. D. McCombs, which is recorded in Plat Book R at Page 23, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of White Horse Road and Welcome Avenue, and running thence along the East side of White Horse Road, N. 1-00 E. 148.1 feet to an iron pin; thence N. 82-03 E. 200 feet to an iron pin; thence S. 9-16 W. 63.3 feet to an iron pin on the Northside of Welcome Avenue; thence along the North side of Welcome Avenue, S. 59-30 W. 221.7 feet to the beginning corner.

Said premises being the same conveyed to the mortgagee by the mortgagor by deed to be recorded herewith.

This mortgage is given to secure the unpaid portion of the purchase price.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns forever, And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and his Heirs and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Walden in full. 6-24-50 Maxie Ellison