

Notary Public for South Carolina and Notary at Law, Greenville, S. C.

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GREENVILLE CO. S. C.

APR 6 11 00 AM 1951

OLLIE FARNSWORTH
R. M. C.

State of South Carolina,

COUNTY OF GREENVILLE

E. L. STANSELL AND BYRD R. STANSELL

SEND GREETING:

WHEREAS, we the said E. L. Stansell and Byrd R. Stansell

in and by OUT certain promissory notes in writing, of even date with these presents are well and truly indebted to The First National Bank of Greenville, S.C., as Trustee for Dorothy Grogan McBee under agreement dated June 7, 1948

in the full and just sum of fifty-five hundred (\$ 5500.00) DOLLARS, to be paid at The First National Bank in Greenville, S. C., together 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 installments as follows:

Beginning on the 6th day of May, 1951 and on the 6th day of each month of each year thereafter the sum of \$ 58.34, to be applied on the interest and principal of said note, said payments to continue up to and including the 6th day of March, 1961, and the balance of said principal and interest to be due and payable on the 6th day of April, 1961, the aforesaid monthly payments of \$ 58.34 each are to be applied first to interest at the rate of five (5 %) per centum per annum on the principal sum of \$ 5500.00 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 installments 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 installment or installments, or any part hereof, 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 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 (10%) per cent, of the indebtedness as attorneys' 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 E. L. Stansell and Byrd R. Stansell, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said the above named Mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

US, the said E. L. Stansell and Byrd R. Stansell in hand and truly paid by the said The First National Bank of Greenville, S.C., as Trustee for Dorothy Grogan McBee under agreement dated June 7, 1948

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 First National Bank of Greenville, S.C., as Trustee for Dorothy Grogan McBee under agreement dated June 7, 1948, its successors and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the South side of Club Drive in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot 62 on Plat of Property of Geer and Anderson, made by R. E. Dalton, Engineer, March 1923, recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book "B", at page 165, and having, according to said plat the following metes and bounds, to-Wit:

BEGINNING at an iron pin on the South side of Club Drive at the joint front corner of Lot 61 and 62 and running thence along the line of lot 61 S. 18-44 E. 166.3 feet to an iron pin; thence S. 66-26 W. 82 feet to an iron pin; thence along the line of Lot 63, N. 18-02 W. 165.2 feet to an iron pin on the South side of Club Drive; thence with the South side of Club Drive N. 65-30 E. 80.06 feet to the beginning point.

This is the same property conveyed to us by deeds of T. R. Machen, dated June 20, 1939, and February 27, 1942, recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 211, page 303 and Deed Book 243, page 77.

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