

State of South Carolina,

County of GREENVILLE

FILED GREENVILLE CO. S.C.

JUL 11 3 59 PM 1951

OLLIE FARRINGTON R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LEON A. SHAIN SEND GREETING: WHEREAS, I the said Leon A. Shain

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 and No/100- (\$10,000.00) 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 Four and One-half (4 1/2 %) per centum per annum, said principal and interest being payable in monthly instalments as follows: and, Beginning on the 1st day of July 1st, 1951 August, 19 51, and on the 1st day of each month of each year thereafter the sum of \$ 63.30 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 1st day of July, 19 71, the aforesaid monthly payments of \$ 63.30 each are to be applied first to interest at the rate of Four and One-half (4 1/2 %) per centum per annum on the principal sum of \$10,000.00 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 Leon A. Shain, 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 Leon A. Shain 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:

Form No. L-2 South Carolina All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in Greenville County, State of South Carolina, on the Southeast side of Longview Terrace, shown as all of Lot 39 on plat of Forest Heights, made by Dalton & Neves, Engineers, June 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "P" at page 71, and having, according to said plat and recent survey of the property of Leon A. Shain, made by Piedmont Engineering Service, June 4, 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Longview Terrace, at joint front corner of Lots 38 and 39, and running thence along the joint line of said lots, S. 39-25 E. 187 feet to an iron pin on the Northwest side of a 20-foot alley; thence along the Northwest side of said alley the following courses and distances: N. 66-11 E. 26.4 feet to an iron pin; thence N. 50-50 E. 100 feet to an iron pin; thence N. 10-20 E. 40.8 feet to an iron pin at joint rear corner of lots 39 and 40; thence along the joint line of said lots N. 62-09 W. 210.6 feet to an iron pin on the Southeast side of Longview Terrace; thence along the Southeast side of Longview Terrace, following the curve of said street (the chord of which is S. 36-36 W. 70 feet) to the point of beginning.