

State of South Carolina,

JUN 15 12 31 PM '51

County of \_\_\_\_\_

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, VARDRY D. RAMSEUR, SR. SEND GREETING:
WHEREAS, I the said VARDRY D. RAMSEUR, SR.

in and by MY certain promissory note in writing, of even date with these Presents ... well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seventy-five Thousand and No/100ths (\$75,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together 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: Beginning on the 1st day of August, 1951, and on the 1st day of each month of each year thereafter the sum of \$ 777.75 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June, 1961, and the balance of said principal and interest to be due and payable on the 1st day of July, 1961; the aforesaid monthly payments of \$ 777.75 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 \$ 75,000.00 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 Vardry D. Ramseur, Sr. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Vardry D. Ramseur, Sr.

in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, 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 LIBERTY LIFE INSURANCE COMPANY

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being, in the City of Greenville, County of Greenville, State of South Carolina, on the Northern side of Airport Road, containing 4.82 acres more or less and being described according to a plat prepared by Piedmont Engineering Service, Greenville, S. C., dated June 13, 1951, entitled "Property of Vardry D. Ramseur, Sr., Greenville, S. C." and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Airport Road, which iron pin is 100 feet northeastwardly, measured radially, from the center line of the main track of the Charleston & Western Carolina Railway Company, and running thence N. 53-34 W. 160.1 feet to an iron pin, which iron pin is also 100 feet northeastwardly, measured radially, from the center line of the main track of said Railway; thence N. 24-00 W. 982.1 feet along the common line of the mortgaged premises and property of Charleston & Western Carolina Railway Company; thence S. 87-59 E. 222.5 feet along line of property of Greenville Airport Commission to an iron pin; thence S. 24-00 E. 1052.6 feet along the Western side of a new road to an iron pin on the Northern side of Airport Road; thence along the Northern side of said Airport Road S. 81-19 W. 120.4 feet to an iron pin, the beginning corner.

The above described property is the identical property conveyed to the mortgagor herein by deed of Charleston & Western Carolina Railway Company dated January 18, 1951 and recorded in the R.M.C. Office for Greenville County in Deed Book 430 at page 219.

