

FILED
GREENVILLE CO. S. C.

SEP 21 11 47 AM 1952

OLLIE FARNSWORTH
R. M. C.

The State of South Carolina,
County of GREENVILLE.

To All Whom These Presents May Concern:

WILLIAM C. TORKINGTON and FRANCES B. TORKINGTON

SEND - GREETING:

Whereas, we, the said William C. Torkington and Frances B. Torkington hereinafter called the mortgagor(s)

in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to The South Carolina National Bank of Charleston, as Trustee under Agreement with Richard W. Arrington, dated March 23, 1945, hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand and No/100- - - -

-----DOLLARS (\$ 15,000.00), to be paid as follows:

The sum of \$750.00 to be paid on the principal on the 21st day of March, 1952, and the sum of \$750.00 to be paid on the 21st day of September and March, of each year thereafter until said principal indebtedness is paid in full;

with interest thereon from _____ date at the rate of Five (5%) _____ percentum per annum, to be computed and paid semi-annually

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, 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; 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 his 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness at 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 WE, 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 US, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 The South Carolina National Bank of Charleston, as Trustee under Agreement with Richard W. Arrington dated March 23, 1945, its successors and assigns, forever:

All that lot of land with the improvements thereon situate on the Northeast side of Old Buncombe Road, near the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot 1 on plat of Royal Heights, made by Dalton & Neves, Engineers, April 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "W", at page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Old Buncombe Road, at joint front corner of Lots 1 and 2, and running thence N 35-34 E to and with the Northwest side of Irene Circle, 519.4 feet to an iron pin; thence with the line of Lot 26, N 5-38 W 246 feet to an iron pin; thence along the line of property now or formerly of Union Bleachery, S 59-18 W 866.7 feet to an iron pin on the Northeast side of Old Buncombe Road; thence with the Northeast side of Old Buncombe Road, S 63-53 E 520 feet to the beginning corner, and contains 5.41 acres, more or less.

This is the same property conveyed to the Mortgagor by deed of Irene B. Ducker, dated September 21, 1951, to be recorded.

Handwritten notes and signatures at the bottom of the page, including a signature that appears to be "Reg: [unclear]" and a date "1952".