

State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

DEC 31 11 15 AM 1951

OLLIE FARNSWORTH R.M.C.

Dorothy Fore Beemer and Argel Fore Ballenger

SEND GREETING:

WHEREAS, we the said Dorothy Fore Beemer and Argel Fore Ballenger

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to L. A. Moseley in the full and just sum of ELEVEN HUNDRED EIGHT AND 12/100 (\$1108.12) DOLLARS, to be paid at his office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 3rd day of January, 1952, and on the 3rd day of each month of each year thereafter the sum of \$30.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest is paid in full; the aforesaid monthly payments of \$30.00 each are to be applied first to interest at the rate of Six (6%) per centum per annum on the principal sum of \$1108.12 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 Dorothy Fore Beemer and Argel Fore Ballenger, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said L. A. Moseley according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said Dorothy Fore Beemer and Argel Fore Ballenger in hand and truly paid by the said L. A. Moseley 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 L. A. Moseley, his heirs and assigns, forever:

All that lot of land with the improvements thereon situate on the Southwest side of Newland Avenue near the City of Greenville, in Greenville County, State of South Carolina, shown as Lot 20 on plat of Property of L. A. Moseley made by Dalton & Neves, Engineers, June 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at page 239, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Newland Avenue, joint front corner of Lots 20 and 21, and running thence along the line of Lot 21, S. 43-15 W. 146.2 feet to an iron pin; thence with the line of Lot 19, N. 46-45 W. 72.5 feet to an iron pin; thence along the rear line of Lots 1 and 2, N. 43-15 E. 137.2 feet to an iron pin on the Southwest side of Newland Avenue; thence with the Southwest side of Newland Avenue, S. 53-45 E. 72.8 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of L. A. Moseley of even date, to be recorded.