

GREENVILLE CO. S. C.

BOOK 532 PAGE 396

JUN 16 11 49 AM 1962

The State of South Carolina,

County of GREENVILLE.

THE FIRST NATIONAL BANK OF GREENVILLE  
R.M.C.

To All Whom These Presents May Concern:

DAVID E. McCUEN, JR.

SENDS GREETING:

Whereas, I, the said David E. McCuen, Jr.

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The First National Bank of Greenville, South Carolina, as Trustee under agreement with Eugenia C. McCuen, dated March 17, 1937 hereinafter called the mortgagee(s), in the full and just sum of FOUR THOUSAND, TWO HUNDRED AND

NO/100 - - - - - DOLLARS (\$ 4,200.00 ) to be paid in quarterly instalments of One Hundred Twenty And No/100 (\$120.00) Dollars each commencing on the 6th day of September, 1952 and quarterly thereafter, up to and including the 6th day of March, 1962, and the balance of the principal and interest remaining due on the 6th day of June, 1962, said payments to be applied first to interest at the rate of four percent per annum on so much of the principal remaining due from time to time, and the balance on principal,

, with interest thereon from date

at the rate of four (4%) percentum per annum, to be computed and paid

quarterly

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 I, 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 me, 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 First National Bank of Greenville, South Carolina, as Trustee under Agreement with Eugenia C. McCuen, dated March 17, 1937, its successors and assigns, forever:

All that certain lot or parcel of land, situate, lying and being near the City of Greenville, in Greenville Township, County and State aforesaid, and being better known and designated as Lot No. 109 of Traxler Park subdivision of the Realty Corporation, and shown on a plat made by R. E. Dalton, Engineer, March 1923, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", Page 114, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of the Augusta Road, joint corner of Lots 108 and 109; thence with the joint line of said lots, N. 52-29 E. 354.5 feet to an iron pin; thence S. 54-08 E. 78 feet to an iron pin, joint corner of Lots 109 and 110; thence with the joint line of said lots, S. 52-27 W. 378 feet to an iron pin on Augusta Road; thence with Augusta Road, N. 36-24 W. 75 feet to the point of beginning.

The above described property is the same conveyed to the mortgagor herein by deed of Hallie Withers McCuen, dated October, 1939, and recorded in the R. M. C. Office for Greenville County, S. C., in Volume 214, Page 367.