

State of South Carolina

FILED GREENVILLE CO. S. C.

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COUNTY OF GREENVILLE

OLLIE FARNSWORTH R. M. C.

S. S. ULMER SEND GREETING:

WHEREAS, I the said S. S. Ulmer

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, S. C. as Trustee of the Estate of R. D. Dobson Life Insurance Trust.

in the full and just sum of Twenty-five hundred and no/100 (\$2500.00) DOLLARS, to be paid at

XX 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 13th day of December, 1952, and on the 13th day of each month of each year thereafter the sum of \$27.76, to be applied on the interest and principal of said note, said payments to continue up to and including the 13th day of October, 1962, and the balance of said principal and interest to be due and payable on the 13th day of November, 1962; the aforesaid monthly payments of \$27.76 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$2500.00 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 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 I, the said S. S. Ulmer, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, hereinabove named according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said S. S. Ulmer, in hand and truly paid by the said mortgagee, hereinabove named 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 The First National Bank of Greenville, S. C., as Trustee of the Estate of R. D. Dobson, Life Insurance Trust, its successors and assigns, forever,

All those lots of land with the buildings and improvements thereon, situate at the northwest corner of the intersection of 3rd Avenue and 2nd Street, in the section known as Park Place, near the City of Greenville, in Greenville County, S. C., being shown as a part of Lots 5 and 6, in Block O, on plat of Park Place, made by E. M. McCollough, February 24, 1906, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book A, Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of the intersection of 3rd Avenue and 2nd Street, and running thence along the north side of 2nd Street, N. 89-45 W. 85 feet to an iron pin; thence N. C-17 E. 85 feet to an iron pin; thence S. 89-45 E. 85 feet to an iron pin on the west side of Third Avenue in the front line of Lot 6; thence with the west side of 3rd Avenue, S. O-17 W. 85 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Lathan Montgomery Duncan and others, to be recorded herewith.

Handwritten notes and signatures at the bottom of the page, including the name "LATHAN MONTGOMERY DUNCAN" and other illegible markings.