

FILED
GREENVILLE CO., S. C.

FEB 19 2 44 PM 1953

State of South Carolina,

County of GREENVILLE.

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, O. PERRY EARLE, JR.,

SEND GREETING:

WHEREAS, I the said O. PERRY EARLE, JR.,

in and by MY certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seventeen Thousand (\$ 17,000.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of four and one-half (4½) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1st day of April, 1953, and on the 1st day of each month of each year thereafter the sum of \$ 107.56, to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of March, 1973; the aforesaid monthly payments of \$ 107.56 each are to be applied first to interest at the rate of four and one-half (4½) per centum per annum on the principal sum of \$ 17,000.00 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 O. Perry Earle, Jr.

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said O. Perry Earle, Jr. in hand well and truly paid by the said GENERAL MORTGAGE CO., 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 GENERAL MORTGAGE CO.

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the Southeastern side of Parkins Mill Road in Butler Township, Greenville County, South Carolina, containing 12 acres, being a portion of Tract No. 12 as shown on a plat of the property of Lucy L. Hindman made by W. J. Riddle, Surveyor, October, 1939, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, at page 19, and being more particularly shown on a plat entitled "Property of O. P. Earle, Jr., near Greenville, S. C.", made by Dalton & Neves, April, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book T, at page 465, and having according to the last mentioned plat the following metes and bounds:

BEGINNING at an iron pin in the center of Parkins Mill Road at the joint corner of property of the mortgagor herein and R. C. Collins, and running thence along the line of property of R. C. Collins S. 25-27 E. 863 feet crossing a small branch to an iron pin; thence S. 39-16 W. 460 feet to an iron pin at the corner of property of T. Frank Huguenin; thence along the line of property of T. Frank Huguenin and recrossing said branch N. 41-40 W. 927 feet to an iron pin on the edge of Parkins Mill Road; thence continuing N. 41-40 W. 20 feet to the center of Parkins Mill Road; thence along the center of Parkins Mill Road N. 42-30 E. 238 feet to a bend; thence continuing along the center of Parkins Mill Road N. 57-0 E. 462 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by Sallie Clark Huguenin by her deed dated October 14, 1952, and re-