

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

State of South Carolina

MAY 16 11 01 AM 1953

COUNTY OF Greenville

WILLIAMS & HARRISON
S. C.

HARRY M. THOMPSON, JR.

SEND GREETING:

WHEREAS, I the said Harry M. Thompson, Jr.

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to T. C. Stone and E. E. Stone in the full and just sum of One Thousand Three Hundred and No/100 (\$1,300.00) DOLLARS, to be paid at 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 9th day of June, 1953, and on the 9th day of each month thereafter the sum of \$30.00 to be applied on the interest and principal of said note, said payments to continue thereafter until said indebtedness 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 \$1,300.00 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 Harry M. Thompson, Jr., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said T. C. Stone and E. E. Stone according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said Harry M. Thompson, Jr., in hand and truly paid by the said T. C. Stone and E. E. Stone 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 T. C. Stone and E. E. Stone their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville, on the Southeast side of Olwell Avenue, being known and designated as Lot No. 13, Section F, of a subdivision known as Croftstone Acres, and having according to a plat entitled "A revision of a portion of Croftstone Acres" prepared by Piedmont Engineering Service, August 8, 1950 and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "Y", at page 91, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Olwell Avenue, the joint front corner of Lots 13 and 14, Section F, and running thence along the joint line of said lots, S. 46-20 E. 140 feet to an iron pin at the joint rear corner of Lots 12, 13 and 14, Section F; thence along the joint line of Lots 12 and 13, Section F, N. 45-28 E. 94.6 feet to an iron pin on the Western side of Mitchell Avenue; thence along Mitchell Avenue, N. 44-12 W. 123.1 feet to an iron pin; thence continuing along Mitchell Avenue as it intersects Olwell Avenue, following the curvature thereof, the chord of which is S. 87-44 W. 27.7 feet to an iron pin on the Southeast side of Olwell Avenue; thence along Olwell Avenue, S. 43-40 W. 80 feet to the beginning corner.

This is the same property conveyed to me by deed of T. C. Stone, E. E. Stone and Harriet M. Stone, individually and as trustee for E. E. Stone, dated April 23, 1953, to be recorded herewith.

Attorney and Trustee T. C. Stone
2/11/56