

State of South Carolina

COUNTY OF Greenville

JUN 8 3 21 PM 1953 BOOK 564 PAGE 551

THE PUBLIC RECORDS
R.M.C.

To All Whom These Presents May Concern: We, Cecil A. Hester and
Frances C. Hester,

the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by their certain promissory note in writing, of even date with these Presents, are well and truly indebted to Melvin E. Derrick and Esther S.

Derrick hereinafter called Mortgagee, in the full and just sum of Seventeen Hundred and Forty-nine and 83/100 (\$1749.83) DOLLARS, to be paid as follows: \$24.74 on July 8, 1953, and \$24.74 every month thereafter until interest and principal are paid in full, with the privilege of paying more at any time with interest thereon from date at the rate of five per centum per annum, to be computed and paid monthly 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, 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 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 according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee, Melvin E. Derrick and Esther S. Derrick and their heirs and assigns:

All that certain parcel or lot of land situated on the East side of Finley Avenue, near the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, being all of Lot No. 34 and 15 feet of Lot No. 33 adjoining the same, of the Property of Nancy W. Finley according to survey and plat by H.S. Brockman, Surveyor, recorded in Plat Book "T", page 215, R.M.C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning at an iron pin on East side of Finley Avenue, corner of Lot No. 35, and running thence along said Avenue, N. 1.10 W. 65 feet to an iron pin, new corner; thence a new line, N. 88.50 E. 154.6 feet to an iron pin on line of Lot No. 39; thence S. 3.40 E. 65 feet to iron pin, corner of Lot No. 35; thence along the line of Lot No. 35, S. 88.50 W. 158.7 feet to the beginning corner.

This is the same property this day conveyed to Cecil A. Hester and Frances C. Hester by deed of Melvin E. and Esther S. Derrick, to be recorded herewith, and this mortgage is given to secure the balance of the purchase price.