

State of South Carolina

JUN 11 9 11 AM '68

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN E. ANDERSON and ELLA W. ANDERSON SEND GREETING: WHEREAS, we the said John E. Anderson and Ella W. Anderson

in and by our certain promissory note in writing, of even date with these Presents are 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 and No/100 (\$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 Five (5) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the 1st day of August, 1953, and on the 1st day of each month of each year thereafter the sum of \$134.44 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 July, 1968; the aforesaid monthly payments of \$134.44 each are to be applied first to interest at the rate of Five (5) 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 we, the said John E. Anderson and Ella W. Anderson, 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 us

the said John E. Anderson and Ella W. Anderson 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., its successors and assigns, forever.

All that lot of land with the buildings and improvements thereon, situate on the west side of Ridgeland Avenue, in the City of Greenville, County of Greenville, State of South Carolina, shown as the southern one-half of Lot 32 and the northern one-half of Lot 33, as shown on plat of Cleveland Terrace, made by Dalton & Neves, Engineers, February 1926, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "G", at Page 210, (also being recorded in Plat Book "M", at Page 143), and having, according to said plat and a recent survey made by R. W. Dalton, June 8, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Ridgeland Avenue in the center of front line of Lot 32, said pin being 40 feet south from the joint front corner of Lots 31 and 32, and running thence through the center of Lot 32, N. 83-12 W. 154 feet to an iron pin in the center of the rear line of Lot 32 on the east side of a 10 foot alley; thence along the east side of said alley, S. 7-51 W. 83 feet to an iron pin in the center of the rear line of Lot 33; thence through the center of Lot 33, S. 84-35 E. 161.9 feet to an iron pin on the west side of Ridgeland Avenue in the center of the front line of Lot 33; thence along the west side of Ridgeland Avenue, N. 1-0 E. 40 feet to an iron pin; thence continuing with the line of Ridgeland Avenue, N. 3-52 E. 40 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by deed of M. G. Proffitt of even date and to be recorded herewith.

Hand and duly attested this 24th day of April, 1968. The mutual benefit insurance co. By Robert B. Hargy