

MAR 27 12 01 PM 1954

State of South Carolina,

OLLIE FARNSWORTH R.M.C.

COUNTY OF GREENVILLE

CARL W. SINCLAIR and DOROTHY McCALL SINCLAIR

WHEREAS, we the said Carl W. Sinclair and Dorothy McCall Sinclair SEND GREETING:

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Minnie Gwinn Earle

in the full and just sum of Nine Hundred Fifty and No/100 (\$ 950.00) DOLLARS, to be paid

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 1st day of April 1954, and on the 1st day of each month thereafter the sum of \$75.00

is paid in full thereafter until said indebtedness is paid in full

the aforesaid monthly payments of \$75.00 each are to be applied first to interest at the rate of Six (6) per centum per annum on the principal sum of \$950.00

so much thereof as shall, from time to time, remain unpaid and the balance of each month 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 ten (10%) per cent, of the indebtedness as attorney's 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 we, 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(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 Minnie Gwinn Earle, her heirs and assigns, forever:

All that lot of land situate on the west side of Nottingham Road, near the City of Greenville, in Greenville County, S. C., being shown as a portion of Lots Nos. 193, 134 and 169 on plat of Snerwood Forest, made by Dalton & Neves, Engineers, August 1951, revised through November 1952, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", at Pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Nottingham Road at corner of Lots 168 and 193 and running thence along the line of Lot 168, N. 77-02 W. 70 feet to an iron pin; thence N. 81-32 W. 81.2 feet to an iron pin in the joint line of Lots 134 and 169; thence S. 42-33 W. 35.8 feet to an iron pin in Lot 134; thence through Lot 134 and Lot 193, S. 60-51 E. 150.8 feet to an iron pin on the west side of Nottingham Road in the front line of Lot 193; thence with the west side of Nottingham Road, N. 29-30 E. 83.5 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by deed of T. J. Garrett and G. Sidney Garrett, of even date and to be recorded herewith.