

GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MIN 4 2 35 PM 1954

LILLIE FARNSWORTH
R. M. O.

To All Whom These Presents May Concern:

I, Mary Alvis Groce,

SEND GREETING:

Whereas, I, the said Mary Alvis Groce

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Fay G. Groce

in the full and just sum of One Thousand and No/100

to be paid in monthly installments of One Hundred (\$100.00) Dollars per month, the first payment to be paid on 1st day of June 1954, and then on the 1st day of each month thereafter the sum of One Hundred Dollars is to be paid until the full amount of the principal shall have been paid,

with interest thereon from maturity

at the rate of five per centum per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear

interest at 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, 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 his 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 Mary Alvis Groce

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Fay G. Groce

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Mary Alvis Groce

in hand well and truly paid by the said Fay G. Groce

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 Fay G. Groce all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the New City Limits of the City of Greer, S. C., lying on the east side of Elcon Drive, and being the same lot of land conveyed to me this day by deed from Fay G. Groce, and having the following courses and distances, to wit:-

Beginning on an iron pin on the common dividing line of the property herein described and of the WESTMORELAND CIRCLE subdivision, said pin being 100 feet north from the BROOKVILLE subdivision, and runs thence with the said common dividing line N. 14-02 E. 100 feet to an iron pin; thence N. 66-30 W. 181 feet to an iron pin on the east side of Elcon Drive; thence with the east side of Elcon Drive S. 18-44 W. 100 feet to an iron pin; thence S. 66-40 E. 189.8 feet to the beginning corner.