

FILED
GREENVILLE CO. S. C.

State of South Carolina,

JAN 10 9 48 AM 1955

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

HARPER BROTHERS, INC.

SENDS GREETING:

WHEREAS, the said Harper Brothers, Inc.

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to The First National Bank of Greenville, S. C., as Executor of the Estate of Thomas Sloan, Deceased, in the full and just sum of Forty Thousand and No/100ths (\$40,000.00) DOLLARS, to be paid

in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in installments as follows:

Beginning on the 10th day of February, 1955, and on the 10th day of each month of each year thereafter the sum of \$202.50, to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of December 1964, and the balance of said principal and interest to be due and payable on the 10th day of January 1965; the aforesaid monthly payments of \$202.50 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$40,000.00 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 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 the said Harper Brothers, Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville, S. C., as Executor of the Estate of Thomas Sloan, Deceased, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

the said Harper Brothers, Inc. The First National Bank of Greenville, S. C., as Executor of the Estate of Thomas Sloan, Deceased, in hand and truly paid by the said Harper Brothers, Inc. 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 The First National Bank of Greenville, S. C., as Executor of the Estate of Thomas Sloan, Deceased:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the Southern side of South Main Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of South Main Street, which iron pin is 343 feet, more or less, from the intersection of South Main Street with the Eastern side of Augusta Street, and running thence S. 14-30 E. 150 feet to an iron pin; thence N. 78-53 E. 50 feet to an iron pin; thence N. 14-30 W. 150 feet to a point on the Southern side of South Main Street; thence with the Southern side of South Main Street S. 78-53 W. 50 feet to an iron pin, the point of beginning.

This is the identical property heretofore conveyed to the mortgagor herein by Henry B. Harper by his deed dated June 10, 1952, and recorded in the R. M. C. Office for Greenville County in Deed Book 457 at page 336, and includes a one-half interest in a strip of land 10 feet in width lying along and within the Eastern boundary of the above described tract which was conveyed to the mortgagor herein by Annie S. McAbee by her deed dated February 2, 1949, and recorded in the R. M. C. Office for Greenville County in Deed Book 372 at page 182.

(over)

Handwritten notes and signatures at the bottom of the page, including a date of January 12th and a reference to the R. M. C. Office.