

The State of South Carolina,

County of Greenville

SEP 16 9 50 AM 1955

To All Whom These Presents May Concern:

I, W. O. Groce,

SEND GREETING:

Whereas, I, the said W. O. Groce

hereinafter called the mortgagor(s)

in and by my two certain promissory notes in writing, of even date with these presents, am well and truly indebted to The First National Bank of Greenville, S.C., as Trustee for Huntington & Guerry, a corporation, under agreement dated Aug. 6, 1949, and to The First National Bank of Greenville, S.C. as Executor and Trustee under the Will of John B. Henry, deceased, hereinafter called the mortgagee(s), in the full and just sum of THIRTY THOUSAND AND NO/100-----

----- DOLLARS (\$ 30,000.00 ), to be paid in monthly installments of \$559.31 Each, the first payment falling due on October 15, 1955 and one of the remaining payments falling due on the 15th day of each month thereafter until the entire indebtedness, principal and interest, has been fully paid, payments to be applied first to interest and the balance to principal, with the right to pay all or any part of the principal balance due on any interest paying date,

, with interest thereon from date

at the rate of four and one-half percentum 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, then 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(s) promise to pay all costs and expenses including 15 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 I, 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 me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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

The First National Bank of Greenville, S.C., as Trustee for Huntington & Guerry, a corporation, under agreement dated Aug. 6, 1949, and unto The First National Bank of Greenville, S.C. as Executor and Trustee under the Will of John B. Henry, deceased,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and in the City of Greenville, at the South-west corner of the intersection of Brown and Coffee Streets in the City of Greenville, and having the following metes and bounds according to a map or plat made by C.M. Furman, Engineer, February 1, 1926, to wit:

BEGINNING at the corner of Brown and East Coffee Streets and running thence with East Coffee Street North 69 West Forty-seven and 4/10 feet to an iron pin; thence South 21 West Sixty and 35/100 feet to an iron pin; thence South 67 East Forty-seven and 4/10 to Brown Street; thence with Brown Street North 21 East Sixty and 35/100 feet to the beginning corner.

This is the same property conveyed to E.E. McCain and W.O. Groce by deed of W.T. Henderson, et al, recorded in deed book 66 at page 76 and by deed of Jas. M. Richardson, et al, recorded in deed book 68 at page 112; said W.E. McCain having conveyed his interest in said property to W.O. Groce by deed dated December 31, 1924 and recorded in deed book 77 at page 257, in the R.M.C. office for said county, reference to which deeds is hereby made.

The Government See R. E. M. Book 668 Page 488

*Paid in full and satisfied this 14th day of April, 1960. The F.N.B. National Bank Greenville, S.C. as Executor and Trustee under the Will of John B. Henry, deceased and John B. Henry, deceased as Executor of the Estate of John B. Henry, deceased.*

*W. O. Groce  
J. B. Ricketts  
J. B. Ricketts*

RECORDED AND INDEXED BY COUNTY CLERK  
J. B. Ricketts  
J. B. Ricketts  
J. B. Ricketts  
J. B. Ricketts

*W. O. Groce  
Herbert Warren*