

The State of South Carolina,

County of Greenville

FILED  
GREENVILLE CO. S. C.

OCT 24 3 17 PM 1955

To All Whom These Presents May Concern:

Whereas, I, W. O. Groce, the said W. O. Groce

OLLIE FARNSWORTH  
R. M. C.

SEND GREETING:

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to T. A. Roe and Leila C. Roe, as Trustees

hereinafter called the mortgagor(s) hereinafter called the mortgagee(s), in the full and just sum of Thirteen Thousand Five Hundred --  
----- DOLLARS (\$13,500.00), to be paid one year from date

, with interest thereon from date at the rate of five (5%) percentum per annum, to be computed and paid

semi-annually 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 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 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 T. A. Roe and Leila C. Roe, as Trustees

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, being the lots shown on the City Tax Map on file in the County Auditor's office as Lots 6 and 7 of Block 4 on sheet 76, and having the following metes and bounds to wit:

Beginning at an iron pin on the South side of Gower Street, at the corner of a Twenty foot alley and running thence South 28-30 West Four Hundred Thirteen and 8/10 feet to an iron pin on Rochester Alley extension; thence with Rochester Alley South 62-00 East One Hundred Eight feet to an iron pin; thence North 28-30 East Four Hundred Eleven and 3/10 feet to Gower Street; thence with Gower Street North 60-37 West One Hundred Eight feet to the beginning corner, according to the survey and plat of said lot as made August 1, 1949, by Piedmont Engineering Service reference to which plat is hereby expressly made in aid of and as a part of this description.

The above described property was conveyed to W. O. Groce by deed of Lillian D. Hartsell, et al, dated August 8, 1949, and recorded in the R. M. C. Office in Deed Book 389, at page 421.

*Paid in full this  
30th, 1955.*  
Witness:  
*Jessie H. Riordon J. A. Roe  
Leila C. Roe*

*30 Dec. 55  
Ollie Farnsworth  
4:32 P. 33500*