

The State of South Carolina,

County of Greenville

FILED  
GREENVILLE CO. S. C.

DEC 30 2 51 PM 1955

To All Whom These Presents May Concern:

OLLIE FARNSWORTH  
R.M.C.

I, W. O. Groce,

SEND GREETING:

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

hereinafter called the mortgagor(s)  
in and by my certain promissory note in writing, of even date with these presents, am well and truly  
indebted to The South Carolina National Bank, Greenville, S.C., as Trustee,

hereinafter called the mortgagee(s), in the full and just sum of FORTY THOUSAND and No/100-----  
----- DOLLARS (\$ 40,000.00 ), to be paid

in 26 quarterly payments, the first 25 payments being in the sum of \$1500.00, each and the 26th payment being in the sum of \$2500.00, the first payment falling due three months after date and one of the remaining payments falling due every three months thereafter until the entire indebtedness, principal and interest, has been fully paid; with the right to anticipate payment in whole or in part at any quarterly period,

, with interest thereon from ----- date -----

at the rate of ----- five ----- percentum per annum, to be computed and paid

quarterly 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 5 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 South Carolina National Bank, Greenville, S.C., as Trustee,

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, on the South side of Gower Street, shown on a plat of property of W.O. Groce, as made by Piedmont Engineering Service, A.C. Crouch, Engineer, in August, 1949, reference to which plat is hereby made; said property being described by metes and bounds, according to said plat, as follows, to wit:

BEGINNING at an iron pin on the South side of Gower Street, at the intersection of the Southern line of Gower Street with the Eastern line of a certain Twenty foot Alley, shown on said plat, and running thence South 28-30 West, along the Eastern line of said Alley, Four Hundred Thirteen and 8/10 feet to an iron pin on the Northern line of Rochester Alley Extension; thence along the Northern line of Rochester Alley Extension, South 62 East One Hundred Sixty-five and 8/10 feet to an iron pin on the Western line of Groce Avenue as shown on said plat; thence along the Western line of Groce Avenue, North 28-30 East Four Hundred Eleven and 3/10 feet, more or less, to an iron pin on the South side of Gower Street; thence along the South side of Gower Street, North 60-37 West One Hundred Sixty-three and 4/10 feet to the place of beginning.

This property is bounded on the North by Gower Street, on the East by Groce Avenue, on the South by Rochester Alley Extension and on the West by a 20 foot Alley, shown on said plat.

The above described property was conveyed to W.O. Groce by two separate deeds as follows: Deed from Lillian D. Hartsell, et al, to