

The State of South Carolina,
County of Greenville

FILED
GREENVILLE CO. S. C.
JUN 29 3 55 PM 1956

To All Whom These Presents May Concern:

OLLIE FARNSWORTH
R. M. C.

M. P. Niven and Felicia B. Niven

SEND GREETING:

Whereas, we, the said M. P. Niven and Felicia B. Niven

hereinafter called the mortgagor(s)

in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Preston S. Marchant and Dorothy W. Marchant

hereinafter called the mortgagee(s), in the full and just sum of Twenty Four Hundred and No/100 - - - -
----- DOLLARS (\$ 2400.00), to be paid

Due and payable \$300.00 each Six (6) Months from date hereof, with the first payment commencing December 20th, 1956

, with interest thereon from date

at the rate of Six (6%) 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 we, 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 us, 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 Preston S. Marchant and Dorothy W. Marchant, their heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, Cleveland Township, at or near Caesar's Head, and having according to a recent survey and plat entitled "Property of Maj, M. P. Niven" prepared by J. D. Calmes, Reg. Surveyor, June 12, 1956, (to be recorded herewith) the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Sunrise Drive (Hotel Section A) at the corner of property this day being sold to Walter A. Chandler; and running thence along Sunrise Drive, N. 26-11 E. 77.0 feet to a nail; thence along a curving course along said Drive (the chord of which is N. 73-30 E.) 27.8 feet to an iron pin on the southerly side of Sunrise Drive; thence continuing along said Drive, S. 58-40 E. 87.0 feet to an iron pin in line of property of T. M. Marchant; thence S. 26-11 W. 87.8 feet to a stake; thence along line of property being deeded to Chandler, N. 63-35 W. 107.2 feet to point of beginning.

RECORDED AND INDEXED
JUN 29 1956
R. M. C. GREENVILLE COUNTY, S. C.