

GREENVILLE COUNTY

State of South Carolina,

AUG 30 4 34 PM 1955

COUNTY OF GREENVILLE

ELLIE FARNSWORTH
R.M.C.

W. F. FLINKINGSHELT and ELLA LUCILLE FLINKINGSHELT

WHEREAS, we the said W. F. Flinkingshelt and Ella Lucille Flinkingshelt SEND GREETING:

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 The South Carolina National Bank of Charleston, as Trustee for the Dixie Home Stores Foundation hereinafter called the mortgagee(s)
in the full and just sum of Six Hundred Fifty and No/100 (\$650.00) DOLLARS, to be paid at its bank in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:
Beginning on the 1st day of October, 1956, and on the 1st day of each month thereafter until the principal and interest is paid in full, the sum of \$30.00 to be applied on the interest and principal of said note, said payments to continue up to and including the day of 19--; the aforesaid monthly payments of \$30.00 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$650.00 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 ten (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, W. F. Flinkingshelt and Ella Lucille Flinkingshelt, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 South Carolina National Bank of Charleston, as Trustee for the Dixie Home Stores Foundation, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Locust Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as Lots 69, 70 and the western 15 feet of Lot 71 on plat of Oaklawn, made by Fitzpatrick Terry & Co., Engineers, May 6, 1920, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "EE", at page 273, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Locust Avenue at joint front corner of Lots 68 and 69, and running thence with the line of Lot 68 in a Northeasterly direction 123 feet to an iron pin; thence in a Southeasterly direction along the rear line of Lots 69, 70 and 71, 65 feet to a point in the rear line of Lot 71; thence through Lot 71 in a Southwesterly direction 123 feet to an iron pin on the Northeast side of Locust Avenue; thence along the Northeast side of Locust Avenue in a Northwesterly direction 65 feet to the beginning corner.

This is the same property conveyed to us by deed of C. E. Hopkins dated March 21, 1955, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 521, at page 152.