

State of South Carolina,

SEP 5 3 47 PM 1956

COUNTY OF GREENVILLE

LIE FAN...
R.M.C.

WE, T. L. TAKACY AND GRACE J. TAKACY,

SEND GREETING:

WHEREAS, we the said T. L. Takacy and Grace J. Takacy,

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, Greenville, S. C., in the full and just sum of Sixteen Thousand Five Hundred and No/100ths (\$ 16,500.00) DOLLARS, to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity, at the rate of six (6%) per centum per annum. Interest only being due and payable quarterly in said principal and interest being payable in quarterly installments as follows:

Beginning on the 5th day of March, 1957, and on the 5th day of each June, September, December & March of each year thereafter the sum of \$ 551.60 to be applied on the interest and principal of said note, said payments to continue up to and including the 5th day of September 1966, and the balance of said principal and interest to be due and payable on the 5th day of December 1966; the aforesaid quarterly payments of \$ 551.60 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 16,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly 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 (10%) per cent, of the indebtedness as attorneys' 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 T. L. Takacy and Grace J. Takacy

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank of Charleston, Greenville, S. C. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said T. L. Takacy and Grace J. Takacy in hand and truly paid by the said The South Carolina National Bank of Charleston, Greenville, S. C. 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, GREENVILLE, S. C.:

All that piece, parcel or lot of land situate, lying and being at Slater, in the County of Greenville, State of South Carolina, being shown on a plat prepared by Pickell & Pickell, Engineers, dated November 25, 1955, entitled "Plat Showing Property of J. P. Stevens & Co., Inc.", and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book LL at Page 53, and having according to said plat, the following metes and bounds:

BEGINNING at a concrete monument at the Northeastern intersection of Cleveland Avenue and Talley Bridge Road, and running thence with the Eastern side of Cleveland Avenue N. 9-02 W. 200 feet to an iron pin; thence N. 74-30 E. 200 feet to an iron pin; thence S. 9-02 E. 200 feet to an iron pin on the Northern side of Talley Bridge Road; thence with the Northern side of Talley Bridge Road S. 74-30 W. 200 feet to the point of beginning.

This is the identical property conveyed to the mortgagor, T.L. Takacy, by deed of J. P. Stevens & Co., Inc., dated August 22, 1956, and to be recorded in the R.M.C. Office for Greenville County. T. L. Takacy subsequently conveyed a one-half undivided interest in the above property to Grace J. Takacy by deed dated September 5, 1956, and to be recorded in the R.M.C. Office for Greenville County.

RECORDED AND CANCELLED OF RECORD
SEP 5 1956
GREENVILLE COUNTY, S. C.