

The State of South Carolina,

County of Greenville

FILED
GREENVILLE CO. S. C.

JAN 19 10 53 AM

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

EIGHT HUNDRED FORTY AND NO/100 ----- DOLLARS (\$ 840.00), to be paid

Due and Payable: \$120.00 on principal on July 1, 1957; December 31, 1957;
July 1, 1958; December 31, 1958; July 1, 1959;
December 31, 1959; July 1, 1960.

, with interest thereon from date

at the rate of six (6%)

percentum per annum, to be computed and paid

on July 1st and December 31st of each year 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 Cleveland Township, Greenville County, State of South Carolina, at or near Caesar's Head, and having according to a recent survey and plat entitled "Property of Dr. Walter A. Chandler, Hotel Section (A)", prepared by J. D. Calnes, Reg. Surveyor, June 12, 1956, recorded in the R. M. C. Office, Greenville County, South Carolina, in Plat Book FF, page 434, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeast side of Sunrise Drive, at corner of property this day being conveyed to Niven; thence along Sunrise Drive, S. 26-11 W. 75.8 feet to an iron pin; thence along a curve in said Drive (the chord of which is S. 16-46 E.) 29.4 feet to a stake; thence S. 59-45 E. 66.2 feet to a stake; thence S. 48-12 E. 60.5 feet to an iron pin in line of property of T. M. Marchant; thence N. 22-13 E. 117.8 feet to an iron pin; thence N. 63-35 W. 135.3 feet to an iron pin, the point of beginning.

Paid in full this 23rd day of Aug, 1957

*Preston S. Marchant
Dorothy W. Marchant*

*Wit:
John Baker
P. Bradley Morrah, Jr.*

RECORDED AND CANCELLED BY RECORDER
3rd DAY OF Aug
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
1957
30248