

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

JUN 4 11 35 AM 1957

OLLIE E. WORTH
R. M. C.

J. M. GRIFFIN

SEND GREETING:

Whereas, I, the said J. M. Griffin

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 THOMAS B. COOPER

hereinafter called the mortgagee(s), in the full and just sum of Ten Thousand Five Hundred and No/100

----- DOLLARS (\$10,500.00), to be paid
in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of
Four (4%) per centum per annum, said principal and interest being payable in monthly

installments as follows:

Beginning on the 28th day of June, 1957, and on the 28th day of each month of each year thereafter the sum of \$ 106.31, to be applied on the interest and principal of said note, said payments to continue up to and including the 28th day of April, 1967, and the balance of said principal and interest to be due and payable on the 28th day of May, 1967; the aforesaid monthly payments of \$ 106.31 each are to be applied first to interest at the rate of Four (4%) per centum per annum on the principal sum of \$ 10,500.00 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 herein 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 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 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 THOMAS B. COOPER, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southwest side of the Greenville-Laurens Road (also known as U. S. Highway No. 276), near Mauldin, in Austin Township, in Greenville County, S. C., and having according to a survey made by Dalton & Neves, Engineers, March, 1957, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest edge of the present right-of-way of the Greenville-Laurens Road, said pin being 250 feet in a Southeasterly direction from the point where the Southwest side of the present right-of-way of the Greenville-Laurens Road intersects with the Southeast side of Owens Lane (also corner of property of Paul B. Costner, Sr.) and running thence along the line of property of Paul B. Costner, Sr., S 45-43 W, 300 feet to an iron pin; thence continuing along the Costner line, N 44-17 W, 168 feet to an iron pin on the Southeast side of Owens Lane; thence with the Southeast side of Owens Lane in a Northeasterly direction, 300 feet, more or less, to a point at the intersection of Owens Lane and the Greenville-Laurens Road; thence along the Southwest side of the Greenville-Laurens Road in a Southeasterly direction, 250 feet to the beginning corner.

This is the same property conveyed to me by deed of Thomas B. Cooper of even date herewith, and this mortgage is given to secure the unpaid portion of the purchase price.

Witness my hand and seal this 4th day of June 1957
T. B. Cooper
By Nellie C. Cooper
(Atty.)
Witness - Mrs. J. M. Griffin

SATISFIED AND CANCELLED OF RECORD
24 DAY OF Feb. 1967
Ollie E. Worth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:47 O'CLOCK P. M. NO. 20473