

APR 15 5 24 PM 1958

OLLIE FAYNSWORTH
R. M. C.

State of South Carolina,

COUNTY OF GREENVILLE

LAW BUILDING, INC., a corporation chartered under the laws of South Carolina
WHEREAS, the said Law Building, Inc.

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to Thornwell Orphanage in the full and just sum of Twenty Thousand and No/100ths (\$20,000.00) DOLLARS, to be paid at The South Carolina National Bank in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five and one-half (5 1/2 %) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 15th day of May, 1958, and on the 15th day of each succeeding month of each year thereafter the sum of \$ 217.06, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of March, 1968, and the balance of said principal and interest to be due and payable on the 15th day of April, 1968, the aforesaid monthly payments of \$ 217.06 each are to be applied first to interest at the rate of five and one-half (5 1/2 %) per centum per annum on the principal sum of \$ 20,000.00 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 (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 the said Law Building, Inc. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Thornwell Orphanage according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said Law Building, Inc. in hand and truly paid by the said Thornwell Orphanage 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 THORNWELL ORPHANAGE:

All that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the Western side of Broadus Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3, Block 1, as shown on a plat prepared by W.T. Slaughter, entitled "Plat of Boyce Addition to Greenville, S.C.", and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book ZZ at page 934, and having according to a more recent plat prepared by Piedmont Engineering Service, dated November 4, 1957, entitled "Property of Law Building, Inc.", and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PP at page 95, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Broadus Avenue at the joint corner of Lots Nos. 2 and 3, Block 1, and running thence with the rear lines of Lots Nos. 2 and 1, S. 76-45 W. 220 feet to an iron pin in the line of property of Christ Church; thence with the line of the said Christ Church property S. 14-41 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4, Block 1, thence with the line of Lot No. 4 N. 76-45 E. 221.1 feet to an iron pin on the Western side of Broadus Avenue; thence with the Western side of Broadus Avenue N. 15-15 W. 100 feet to the point of beginning.

(continued-reverse side)

RECORDED AND INDEXED BY
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
APR 15 1958