

MAY 12 11 59 AM 1950

BOOK 786 PAGE 285

OLL E. NORTH

State of South Carolina,

County of GREENVILLE

Gordon K. Rodgers and Doris N. Rodgers

SEND GREETING:

WHEREAS, We the said Gordon K. Rodgers and Doris N. Rodgers

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Canal Insurance Company

in the full and just sum of Sixteen Thousand and no/100
 (\$ 16,000.00) DOLLARS, to be paid at Canal Insurance Company in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five & one-half (5½ %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July, 1959, and on the 1st day of each month of each year thereafter the sum of \$ 110.07, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1979 and the balance of said principal and interest to be due and payable on the 1st day of June, 1979, the aforesaid monthly payments of \$ 110.07 each are to be applied first to interest at the rate of five & one-half (5½ %) per centum per annum on the principal sum of \$ 16,000.00 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 herein provided, including any past due taxes or insurance premiums, the same shall bear simple interest from the date of such default until paid at the rate of _____ 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 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 Gordon K. Rodgers and Doris N. Rodgers, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said Gordon K. Rodgers and Doris N. Rodgers, in hand and truly paid by the said Canal Insurance Company 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 Canal Insurance Company

All that certain piece, parcel or lot of land, situate, lying and being on the west corner of the intersection of Stephen Lane and Dellwood Drive, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 109 on plat of Central Development Corporation of record in the R. M. C. Office for Greenville County, South Carolina in Plat Book "BB", pages 22-23 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Stephen Lane, which pin is a joint front corner of Lots Nos. 108 and 109, and running thence with the southwest side of Stephen Lane, S. 7-49 E. 102.5 feet to an iron pin; thence across the corner, S. 26-34 W. 41.3 feet to an iron pin; thence with the northwest side of Dellwood Drive, S. 60-53 W. 120 feet to an iron pin, which pin is the joint front corner of Lots 109 and 110; thence with the line of Lot No. 110, N. 29-07 W. 125 feet to an iron pin, joint rear corner of Lots Nos. 108 and 109; thence with the line of Lot No. 108, N. 62-41 E. 191.5 feet to the beginning corner.