

MAR 17 4 13 PM 1961

State of South Carolina,

County of GREENVILLE

WE, CHARLIE COTHRAN AND LILLIE MAE K. COTHRAN

SEND GREETING:

WHEREAS, we the said Charlie Cothran and Lillie Mae K. Cothran

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to CENTRAL REALTY CORPORATION

in the full and just sum of Ten Thousand Six Hundred and No/100 (\$ 10,600.00) DOLLARS, to be paid monthly in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1 day of May 1961 and on the 1st day of each month of each year thereafter the sum of \$ 75.95, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March 1981, and the balance of said principal and interest to be due and payable on the 1st day of April 1981; the aforesaid monthly payments of \$ 75.95 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 10,600.00 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 Charlie Cothran and Lillie Mae K. Cothran, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CENTRAL REALTY CORPORATION according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said Charlie Cothran and Lillie Mae K. Cothran in hand and truly paid by the said CENTRAL REALTY CORPORATION 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 CENTRAL REALTY CORPORATION

All those lots of land on the southwestern side of West Circle Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lots 79 and 80 on a plat of East Lake recorded in Plat Book G, Page 229, and described as follows:

BEGINNING at an iron pin on the southwestern side of West Circle Avenue 1139.3 feet southeast from East North Street at the corner of Lot 78 and running thence with the southwestern side of said avenue S. 37-20 E. 120 feet to an iron pin at the corner of Lot 81; thence with the line of said lot S. 52-40 W. 182.7 feet to an iron pin; thence N. 37-20 W. 120 feet to an iron pin at the corner of Lot 78; thence with the line of said lot N. 52-40 E. 182.7 feet to the beginning corner.

Lot 79 being the same conveyed to the mortgagors by deed recorded in Deed Book 496, Page 445, and Lot 80 being the same conveyed to the mortgagor by deed recorded in Deed Book 498, Page 354.