

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ronald L. Groff and Sally H. Groff

SEND GREETING:

WHEREAS, we the said Ronald L. Groff and Sally H. Groff

in and by our certain promissory note in writing, of even date with these Presents are well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of **Eighteen Thousand Seven Hundred Fifty and no/100** (\$ 18, 750. 00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of **Five and Three-Fourths** (5 3/4 %) per centum per annum, said principal and interest being payable in **Monthly** instalments as follows: Beginning on the **First** day of **October**, 1961, and on the **First** day of each **Month** of each year thereafter the sum of \$ **117.97** to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the **First** day of **September**, 1966; the aforesaid **Monthly** payments of \$ 117. 97 each are to be applied first to interest at the rate of **Five and Three-Fourths** (5 3/4 %) per centum per annum on the principal sum of \$ 18, 750. 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 instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 Ronald L. Groff and Sally H. Groff

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said Ronald L. Groff and Sally H. Groff in hand well and truly paid by the said GENERAL MORTGAGE CO. 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 GENERAL MORTGAGE CO.

All that lot of land, together with buildings and improvements thereon, situate, lying and being on the southern side of Rosemary Lane in Greenville County, South Carolina being known and designated as Lot No. 48 on a plat of Rosedale Subdivision prepared by C. O. Riddle, Reg. L. S., dated February, 1959, revised May and June, 1960, recorded in the R. M. C. Office for said County and State in Plat Book "QQ", at pages 112 and 113, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Rosemary Lane, joint front corner of Lots Nos. 47 and 48, and running thence S. 16-08 W., 150 feet to an iron pin; thence S. 73-52 E., 110 feet to an iron pin, joint rear corner of Lots Nos. 48 and 49; thence N. 16-08 E., 150 feet to an iron pin on the southern side of Rosemary Lane, joint front corner of Lots Nos. 48 and 49; thence along the southern side of Rosemary Lane, N. 73-52 W., 110 feet to an iron pin, the point of beginning.