

AUG 25 4 21 PM 1961

State of South Carolina,

COUNTY OF GREENVILLE

RAYMOND M. MAXWELL, JR.

SEND GREETING

WHEREAS, I the said Raymond M. Maxwell, Jr.

in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to R. T. Dempsey

in the full and just sum of Six Thousand Six Hundred Forty One and 03/100 (\$ 6,641.03) DOLLARS, to be paid at 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 25th day of September 19 61 and on the 25th day of each month thereafter the sum of \$ 55.00 interest and principal of said note, said payments to continue thereafter until the principal and interest thereon is paid in full; the aforesaid monthly payments of \$ 55.00 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of \$ 6,641.03 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 necessary for the protection of its interests in 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 premises 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 R. T. DEMPSEY, his heirs and assigns, forever:

ALL those lots of land with the buildings and improvements thereon, situate on the East side of Sandra Street, and on the North side of Dumont Avenue, near the City of Greenville, in Greenville County, S. C., being shown as Lots 82, 83, 84, and a portion of Lots 100, 101 and 102 on plat of Rockvale, Section 1, made by J. Mac Richardson, Surveyor, October 25, 1958, recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, page 108, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Sandra Street, at joint front corner of Lots 84 and 85, and running thence along the line of Lot 85 and Lot 99, N. 88-02 E. 220 feet to an iron pin; thence through Lots 100, 101 and 102, S. 0-32 W. 229.5 feet to an iron pin on the North side of Dumont Avenue; thence with the North side of Dumont Avenue, S. 88-02 W. 200 feet to an iron pin; thence with the curve of Dumont Avenue and Sandra Street (the chord being N. 46-58 W. 14.1 feet) to an iron pin on the East side of Sandra Street; thence along the East side of Sandra Street, N. 1-58 W. 220 feet to the beginning corner.