

GREENVILLE CO. S.C.

JAN 16 11 40 AM 1962

State of South Carolina,

County of Greenville

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Hilton R. Bolton,

SEND GREETING:

WHEREAS, I the said Hilton R. Bolton

in and by my certain promissory note in writing, of even date with these Presents am 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 Twenty Thousand and no/100 (\$ 20,000.00) 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 June, 1962, and on the first day of each month of each year thereafter the sum of \$ 125.83 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 May, 1987, the aforesaid monthly payments of \$ 125.83 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 \$ 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 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 I the said Hilton R. Bolton

, 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 me

the said Hilton R. Bolton 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., its successors and assigns:

All that certain lot of land lying in Chick Springs Township, County of Greenville, State of South Carolina, lying on the southeastern side of Rollinggreen Road, shown as Lot No. 270 on a plat of Botany Woods, Inc., Sector V, recorded in Plat Book YY, at Pages 6 and 7 in the RMC Office for Greenville County, and being further described according to said plat as follows:

BEGINNING at an iron pin on the southeastern side of Rollinggreen Road at the joint front corner of Lots 269 and 270, and running thence along the line of Lot No. 269 S 37-48 E 185 feet to an iron pin; thence S 49-40' W 92.9 feet to an iron pin at the rear corner of Lot No. 271; thence along the line of Lot No. 271 N 42-58 W 190 feet to an iron pin on the southeastern side of Rollinggreen Road; thence along Rollinggreen Road N 52-12 E 110 feet to the beginning corner.

This mortgage shall also secure additional loans hereafter made by the then holder of the note secured hereby to the then owner of the real estate described herein, provided that no such additional loan shall be made if the making thereof would cause the total principal indebtedness secured hereby to exceed the amount of the original principal indebtedness stated herein. Each such additional loan shall be evidenced by a note or other evidence of indebtedness identifying such additional loan as part of the indebtedness secured hereby, and shall mature not later than the then maturity date of the original indebtedness secured hereby. Nothing herein contained shall imply any obligation on the part of any holder of said note to make any such additional loan.

Any deficiency in the amount of such monthly payments, shall, unless paid by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to five per centum (5%) of any installment which is not paid within fifteen (15)