

BOOK 886 PAGE 592

The State of South Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 10 4 54 PM 1962
OLLIE F. BOWEN
R. M. C.

To All Whom These Presents May Concern:
I, Marion M. McGrady

SEND GREETING:

Whereas, I, the said Marion M. McGrady

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to E. F. Cunningham and Rose Cunningham

hereinafter called the mortgagee(s), in the full and just sum of Thirty Three Hundred and no/100 -----

DOLLARS (\$3,300.00), to be paid

one year from date

with interest thereon from date

at the rate of six (6%)

annually

percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

interest at the same rate as principal.

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 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 E. F. CUNNINGHAM & ROSE CUNNINGHAM, their heirs and assigns forever:

ALL that lot of land with the buildings and improvements thereon situate on the South side of Rosemary Lane and on the West side of Ivanhoe Circle near the City of Greenville, in Greenville County, South Carolina, being shown as lot #20 on plat of Rosedale Subdivision made by C. O. Riddle, surveyor, February, 1959, recorded in the R. M. C. Office for Greenville County, South Carolina in plat book "Q" at pages 112 and 113 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the South side of Rosemary Lane at joint front corner of lots #19 & 20 and runs thence with the line of lot #19 S 16-08 W, 150 feet to an iron pin; thence S 73-52 E, 130 feet to an iron pin on the West side of Ivanhoe Circle; thence with Ivanhoe Circle N 16-08 E, 125 feet to an iron pin; thence with the curve of Ivanhoe Circle and Rosemary Lane (the chord being N 28-52 W, 35.4 feet) to an iron pin on the South side of Rosemary land; thence along Rosemary Lane N 73-52 W 105 feet to the BEGINNING corner.

This is the same property conveyed to me by deed of E. F. Cunningham and Rose Cunningham and is to secure a portion of the purchase price and is junior in rank to the lien of that mortgage given by me to General Mortgage Co. in the amount of \$19,850.00.