

State of South Carolina

GREENVILLE CO. S. C.

MAY 21 9 46 AM 1962

County of GREENVILLE

I

OLIVER ...

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. Thomas C. Furman

SEND GREETING:

WHEREAS, I the said Thomas C. Furman

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 Sixteen Thousand and no/100 (\$ 16,000.00) 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 1st day of July, 1962, and on the 1st day of each month of each year thereafter the sum of \$ 132.87 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 1st day of June, 1977; the aforesaid monthly payments of \$ 132.87 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 \$ 16,000.00 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 Thomas C. Furman

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 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 with the buildings and improvements thereon situate on the South side of Riverside Drive in the city of Greenville, in Greenville County, South Carolina, being shown as lot #10 and the western 25 feet of lot #11 adjacent thereto as shown on plat of Marshall Forest made by Dalton & Neves engineers, October, 1928, recorded in the R. M. C. Office for Greenville County, South Carolina in plat book "H" pages 133 and 134 and having according to said plat and a survey made by R. K. Campbell, Surveyor, May 17, 1962 the following metes and bounds to-wit:

BEGINNING at an iron pin on the South side of Riverside Drive at joint front corner of lots 9 & 10 and runs thence along the line of lot 9, S 4-40 E, 270 feet to an iron pin on the North edge of a 30 foot strip of land reserved for utilities and road; thence along the North side of the 30 foot strip of land reserved for utilities and road N 85-20 E 125 feet to an iron pin in the rear line of lot 11; thence through lot #11, N 4-40 W, 270 feet to an iron pin on the South side of Riverside Drive in the front line of lot 11; thence along Riverside Drive S 85-20 W, 125 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