

JAN 21 11 23 AM 1963

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The State of South Carolina,

OLLIE EARNSWORTH
R.M.C.

COUNTY OF GREENVILLE

WE, JAMES E. GHANTT and PATRICIA W. GHANTT, SEND GREETING:

Whereas, WE, the said James E. Ghatt and Patricia W. Ghatt,

hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to MARGARET S. BOGGESS

hereinafter called the mortgagee(s), in the full and just sum of ONE THOUSAND, TWO HUNDRED AND NO/100

-----DOLLARS (\$ 1,200.00), 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 15th day of February, 1963, and on the 15th day of each month of each year thereafter the sum of \$25.00, to be applied on the interest and principal of said note, said payments to continue ~~XXXXXXXXXXXXXXXXXXXX~~ thereafter ~~XXXXXXXXXXXXXXXXXXXX~~ until the principal and interest is paid in full payments of \$25.00 each are to be applied first to interest at the rate of SIX (6 %) per centum per annum on the principal sum of \$1,200.00 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 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 herein 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 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 we, 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 us, 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 MARGARET S. BOGGESS, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being at the Northeastern corner of the intersection of Crosby Circle and Mayo Drive near the City of Greenville, in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot #213 as shown on a plat prepared by Piedmont Engineering Service, dated July 1949, entitled "Paramount Park", recorded in the R.M.C. Office for Greenville County in Plat Book "W" at Page 57, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Crosby Circle at the joint front corner of Lots #212 and 213, and running thence with the line of Lot No. 212, N. 26-00 W., 150 feet to an iron pin in the line of Lot #214; thence with the line of Lot #214, S. 64-00 W., 80 feet to an iron pin on the Northeastern side of Mayo Drive; thence with the Northeastern side of Mayo Drive, S. 26-00 E., 125 feet to an iron pin; thence with the curve of the intersection of Mayo Drive and Crosby Circle, the chord of which is S. 71-00 E., 35.4 feet to an iron pin on the Northwestern side of Crosby Circle; thence with the Northwestern side of Crosby Circle, N. 64-00 E., 55 feet to the point of beginning.

This is the same property conveyed to us by Deed of Margaret S. Boggess of even date herewith.

This Mortgage is given to secure the balance of the purchase price of the property and is junior in rank to the lien of that mortgage given

*paid and satisfied
in full this 15th
day March 1963*

Margaret S. Boggess

SATISFIED AND RECEIVED BY
RAY OF
S. C.
R.M.C. FOR GREENVILLE COUNTY
AT 4:40 P.M. 11/20/63