

BOOK 917 PAGE 142

The State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE, S. C.

MAR 27 3 23 PM 1963

SEND GREETING

To All Whom These Presents May Concern:

Whereas, we the said DAVID A. RIDDLE and CORA LEE C. RIDDLE 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 JOHN A. FLYNN

hereinafter called the mortgagee(s), in the full and just sum of

THREE HUNDRED EIGHTY AND 40/100 ----- DOLLARS (\$ 380.40), to be paid

as follows: The sum of \$31.70 to be paid on the 15th day of February, 1963, and the sum of \$31.70 on the 15th day of each month thereafter up to and including the 15th day of December, 1963, and the balance of the principal then remaining on the 15th day of January, 1964;

with interest thereon from maturity at the rate of six (6%) 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 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 him 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 JOHN A. FLYNN, his heirs and assigns, forever;

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being known and designated as Lot No. 147 of a subdivision known as Western Hills as shown on plat thereof, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at pages 98 and 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Alice Farr Drive, joint front corner of Lots Nos. 146 and 147, and running thence with the line of said lots, S. 11-04 W., 257.5 ft. to iron pin; thence with the rear line of Lot No. 139, N. 73-50 E., 78.3 feet to an iron pin; thence with the line of Lot No. 148, N. 23-30 E., 206.4 feet to an iron pin on Alice Farr Drive; thence with Alice Farr Drive, N. 66-30 W., 66.2 feet to a bend; thence continuing with Alice Farr Drive, N. 72-22 W., 50 feet to the point of beginning.

This is the same property conveyed to us by deed of John M. Flynn of even date herewith, and this mortgage is given to secure a portion of the purchase price of the above described property, and is junior in rank to the lien of a mortgage given by John M. Flynn to First Federal Savings & Loan Association of Greenville, South Carolina for \$9300.00.