

FEB 3 3 05 PM 1965

BOOK 985 PAGE 339

State of South Carolina,

COUNTY OF GREENVILLE

JAMES D. TINSLEY

SEND GREETING:

WHEREAS, I the said James D. Tinsley

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Marion G. Vanfossen and Beth E. Vanfossen

in the full and just sum of Two Thousand One Hundred Twenty-Seven and 65/100ths--- (\$2,127.65) DOLLARS, to be paid at

Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four----- (4) per centum per annum,

said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of February 1965, and on the 15th day of each succeeding month of each year thereafter the sum of \$ 92.29

to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of December 1966, and the balance of said principal and interest to be due and payable on the 15th day of January 1967;

the aforesaid monthly payments of \$ 92.29 each are to be applied first to interest at the rate of four----- (4) per centum per annum on the principal sum of \$ 2,127.65 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 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 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 (10%) per cent, of the indebtedness as attorneys' 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 James D. Tinsley

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Marion G. Vanfossen and Beth E. Vanfossen according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to James D. Tinsley the said mortgagor

in hand and truly paid by the said mortgagees

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 Marion G. Vanfossen and Beth E. Vanfossen

All that lot of land with the buildings and improvements thereon, situate on the Southeast side of Greenville Pickens Highway, (also known as South Carolina Highway 183), near the City of Greenville in Greenville County, South Carolina, being shown as Lots 1 & 2 on plat of property of Lloyd Gilstrap, made by Dean C. Edens, Surveyor, November 6, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 00, Pages 66 & 67, and having according to a recent survey made by R. K. Campbell, Surveyor, April 19, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Greenville Pickens Highway at joint front corner of Lots 2 & 3, and runs thence with the line of Lot 3, S. 38-42 E. 192.5 feet to an iron pin on the Northwest edge of a 15 foot alley; thence along the Northwest edge of said alley, N. 51-50 E. 250 feet to an iron pin in line of the Hunt property; thence along line of the Hunt property, N. 38-22 W. 55 feet to a point in spring; thence with the center of a branch (the traverse line being N. 31-23 W. 140 feet) to an iron pin on the Southeast side of the Greenville Pickens Highway; thence with the Southeast side of said Greenville Pickens Highway, S. 51-50 W. 270 feet to the beginning corner.

The Greenville Pickens Highway referred to above is also known as Farr's Bridge Road.

For Release See R. L. M. 1008 Page 699