

State of South Carolina

COUNTY OF GREENVILLE

OLLIE H. HAYNSWORTH R.M.C.

JOHN L. BAUER and MILDRED E. BAUER

SEND GREETING:

WHEREAS, we the said John L. Bauer and Mildred E. Bauer

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to The Peoples National Bank

in the full and just sum of Forty-five Thousand and No/100ths (\$45,000.00) DOLLARS, to be paid at its offices in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six & one-fourth (6 1/4 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of September, 1968, and on the 1st day of each succeeding month of each year thereafter the sum of \$ 297.00

to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July 1993, and the balance of said principal and interest to be due and payable on the 1st day of August 1993; the aforesaid monthly payments of \$ 297.00

each are to be applied first to interest at the rate of six & one-fourth (6 1/4 %) per centum per annum on the principal sum of \$45,000.00 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; interest only on the principal of this \*

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 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 we the said John L. Bauer and Mildred E. Bauer in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said John L. Bauer and Mildred E. Bauer in hand and truly paid by the said The Peoples National Bank

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 THE PEOPLES NATIONAL BANK:

All that piece, parcel or lot of land situate, lying and being on the Western side of Wellesley Way near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 42 as shown on a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, and having according to a plat entitled "Property of John L. Bauer and Mildred E. Bauer," prepared by Piedmont Engineers and Architects, dated May 18, 1967, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RRR at page 45, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Wellesley Way at the joint front corner of Lots Nos. 41 and 42 and running thence with the line of Lot No. 41 N. 23-00 W. 345 feet to an iron pin; thence with the line of Lot No. 40 N. 61-34 E. 190.7 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 43; thence with the line of Lot No. 43 S. 27-18 E. 385 feet to an iron pin on the Northwestern side of Wellesley Way; thence with the Northwestern side of Wellesley Way S. 69-23 W. 110 feet to an iron pin; thence continuing with the Northwestern side of Wellesley Way S. 75-31 W. 110 feet to the point of beginning.

\* Obligation from date of disbursement through July 31, 1968, shall be due and payable August 1, 1968.