

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & Horton, Attorneys at Law, Greenville, S. C.

The State of South Carolina,

COUNTY OF _____

SEND GREETING:

Whereas, we, the said Charles L. Ellington and Jo Mae Ellington

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 Rosa McLeod

hereinafter called the mortgagee(s), in the full and just sum of Nine Thousand Five Hundred and

No/100-----DOLLARS (\$ 9,500.00), to be paid at Camden, S. C. ~~in Greenville, S. C.~~, together with interest thereon from date hereof until maturity at the rate of five & 1/2 (5 1/2%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 21 day of June, 19 68, and on the 21 day of each month of each year thereafter the sum of \$ 85.38, to be applied on the interest and principal of said note, said payments to continue up to and including the 21 day of April 19 81, and the balance of said principal and interest to be due and payable on the 21 day of May 19 81; the aforesaid monthly payments of \$ 85.38 each are to be applied first to interest at the rate of five & 1/2 (5 1/2%) per centum per annum on the principal sum of \$ 9,500.00 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 ROSA McLEOD, Her Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Bradley Boulevard, being known and designated as Lot No. 51 of University Park, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Page 127, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bradley Boulevard at the joint front corner of Lots Nos. 51 and 52 thence along the joint line of said lots, S 37-34 E 175 feet to an iron pin in the line of a 20 feet alley at the joint rear corner of said lots; thence along the northwestern side of said 20 feet alley, S 52-26 W 75 feet to an iron pin at the joint rear corner of Lots Nos. 50 and 51; thence along the joint line of said lots, N 37-34 W 175 feet to an iron pin in the line of Bradley Boulevard at the corner of said lots; thence along the southeastern side of Bradley Boulevard, N 52-26 E 75 feet to the point of beginning.

(OVER)

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 29 PAGE 737

SATISFIED AND CANCELLED OF RECORD
 29 DAY OF April 1975
 Dennis Tankersley
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 11:45 O'CLOCK & A. M. NO. 27602