

State of South Carolina

GREENVILLE CO. S.C.

BOOK 1110 PAGE 485

APR 27 9 13 AM 1969

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Walter and Edith Mae Choice,

the Mortgagor(s), SEND GREETING: hereinafter called

WHEREAS, the said Mortgagor(s) in and by their certain promissory note in writing, of even date with these Presents, are well and truly indebted to Ralph J. Brown

Fifteen Hundred Twenty-five & 47/100 hereinafter called Mortgagee, in the full and just sum of (\$1525.47) DOLLARS,

to be paid as follows: \$5.00 on the first Friday in the month of April, 1969, and \$5.00 on each and every Friday thereafter until paid in full;

~~with interest thereon from~~ ~~and pay~~ ~~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, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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.~~

~~and pay~~ ~~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, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 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 according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, Ralph J. Brown and his heirs and assigns forever:

All of that parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, located in the City of Greer and in neighborhood known as Needmore, lying on the west side of Spring Street and on the north side of Short Street, being shown on a plat made for Walter and Edith Mae Choice by H. S. Brockman, Surveyor, dated November 15, 1968, to be recorded herewith, and having the following courses and distances:

BEGINNING at the corner of Calvary Baptist Church property on the margin of Short Street (iron pin on bank of street at 8 feet from true corner), and runs thence along the margin of Short Street S. 61 E. 118 feet to a nail at intersection with Spring Street; thence with margin of Spring Street N. 8-45 E. 10 feet to an iron pin, and continuing with the margin of said street N. 8-45 E. 129 feet to an iron pin, corner with Geneva Dawkins' lot; thence with that line N. 74-35 W. 95.3 feet to an iron pin; thence S. 17-18 W. 110.5 feet to the beginning, and being all of that property conveyed to Alta Cunningham by Minnie Cunningham by deed dated February 29, 1952, recorded in the R. M. C. Office for Greenville County in Volume 452, at Page 455. This is the same property conveyed to mortgagors by deed of Alta Cunningham, to be recorded herewith.

The aforesaid plat is recorded in the R. M. C. Office for Greenville County in Plat Book ZZZ, Page 103.

This is a second mortgage on the aforesaid property given for the purpose of securing a portion of the purchase price, and is a junior lien to that first mortgage given by the mortgagors herein to Greer Federal Savings and Loan Association.