

MORTGAGE: Form Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

State of South Carolina,

JAN 10 3 24 PM 1969

COUNTY OF GREENVILLE

CLERK OF COURT

THOMAS E. STEVENS AND JANET H. STEVENS

SEND GREETING:

WHEREAS, we the said Thomas E. Stevens and Janet H. Stevens

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 Eighteen Thousand and No/100ths \$18,000.00 DOLLARS, to be paid at its main branch in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven (7%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of February 1969, and on the 15th day of each succeeding month of each year thereafter the sum of \$139.56, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of December 1988, and the balance of said principal and interest to be due and payable on the 15th day of January 1989, the aforesaid monthly payments of \$139.56 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$18,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each 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 we the said Thomas E. Stevens and Janet H. Stevens, 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 Thomas E. Stevens and Janet H. Stevens 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 certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, situate on the eastern side of Cherokee Drive, being known and designated as Lot No. 57 as shown on a plat entitled "Map No. 2, Cherokee Forest", prepared by Dalton and Neves, dated November 27, 1956 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE at Page 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cherokee Drive, joint front corner of Lots Nos. 56 and 57; thence with the line of Lot No. 56, N. 56-30 E. 189 feet to an iron pin; thence with the rear line of Lot No. 46, N. 33-30 W. 100 feet to an iron pin, rear corner of Lot No. 58; thence with the line of Lot No. 58, S. 56-30 W. 187.8 feet to an iron pin on the eastern side of Cherokee Drive; thence with the eastern side of Cherokee Drive S. 32-49 E. 100 feet to the point of beginning.