

The State of South Carolina,
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
SEP 10 3 40 PM '69
OLLIE FARNSWORTH
R. H. C.

BOOK 1136 PAGE 315

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, we, the said GEORGE ERWIN ROYSTER AND JOY INMAN ROYSTER 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 W. W. McEACHERN

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand Three Hundred Thirty Four and 62/100----- DOLLARS (\$4,334.62), to be paid three (3) years from date

, with interest thereon from date at the rate of seven (7%) annually, interest at the same rate as principal. percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

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 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 W. W. McEACHERN His Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of Knollwood Lane in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 172 on Plat of Cleveland Forest, recorded in the RMC Office for Greenville County, S. C. in Plat Book M, Page 137 (also shown on plat recorded in Plat Book JJ, Page 35) and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Knollwood Lane at the joint front corner of Lots 171 and 172 and runs thence along the line of Lot 171, N. 22-09 W. 194.4 feet to an iron pin; thence S. 72°15 W. 60.2 feet to an iron pin; thence along the line of Lot 173, S. 22-09 E. 198.8 feet to an iron pin on the North side of Knollwood Lane; thence along Knollwood Lane, N. 67-51 E. 60 feet to the beginning corner.

This is the same property conveyed to us by deed of W. W. McEachern of even date to be recorded and this mortgage is given to secure the balance of the purchase price of said property and is junior in rank to the lien of that mortgage given by W. W. McEachern to Thornwell Orphanage on August 8, 1967 in the original amount of \$22,000.00 recorded in Mortgage Book 1066 Page 68.