FILED

MORTGAGE OF REAL ESTATE—Prepared by [illegible] Attorney at Law, Greer, South Carolina

SEP 29 2 11 PM '69

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Donald A. Pace and Mary F. Pace, - - - - - hereinafter called the Mortgagor(s), SEND GREETING:

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 Robert Gene Colley and Martha Ann Colley, - - - - - hereinafter called Mortgagee, in the full and just sum of - - - - Fifty-two Hundred & No/100 - - - - ($5200.00) - - - DOLLARS, to be paid as follows: $75.00 on November 1, 1969, with like monthly payments on the first day of each successive month thereafter until principal and interest are paid in full, payments to be first accredited to interest due, balance to principal; maker reserving the right to anticipate any additional payment or entire balance on principal prior to maturity, with interest thereon from date at the rate of eight per centum per annum, to be computed and paid monthly until paid in full; 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, Robert Gene Colley and Martha Ann Colley and their heirs and assigns forever:

All that parcel or lot of land in Glassy Mountain Township of Greenville County, State of South Carolina, situated on the west side of a County Road across from Gowansville Baptist Church, containing 3.7 acres, more or less, and being a part of Lot No. 7 of the T. H. Reid Estate, according to survey and plat by J. Q. Bruce, Surveyor, dated February 9, 1953, and having the following courses and distances, to-wit:

BEGINNING at a point in the corner, corner of the within lot and Lot No. 8, iron pin on west bank at 15 feet, and running thence along the line of Lot No. 8, S. 82-20 W. 550 feet to an iron pin on the line of the Petit property; thence along the Petit line, S. 4-30 W. 298 feet to an iron pin, corner of other portion of Lot No. 7; thence along line of that lot, N. 88 E. 567 feet to a point in road, iron pin on west bank; thence along said road, N. 1-11 E. 295 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Robert Gene Colley and Martha Ann Colley, to be recorded herewith.

This is a Purchase Money Mortgage.