

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

JAN 16 3 05 PM '70

The State of South Carolina, }
OLLIE FARNSWORTH }
R. M. C. }
COUNTY OF Greenville

SEND GREETING:

Whereas, I, the said THOMAS G. THOMPSON

herein after called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Grace T. Rodgers, Individually and as Executrix and Helen R. Greene and Mary R. Johnson as Executrices under the Will of Walter Waverly Rodgers, Deceased

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand and No/100-----

----- DOLLARS (\$ 15,000.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of eight (8 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 16th day of February, 1970, and on the 16th day of each month month of each year thereafter the sum of \$ 143.35, to be applied on the interest and principal of said note, said payments to continue up to and including the 16th day of December 19 84, and the balance of said principal and interest to be due and payable on the 16th day of January 19 85; the aforesaid monthly payments of \$ 143.35 each are to be applied first to interest at the rate of eight (8 %) per centum per annum on the principal sum of \$ 15,000.00 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 I, 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 me, 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 Grace T. Rodgers, Individually and as Executrix and Helen R. Greene and Mary R. Johnson as Executrices under the Will of Walter Waverly Rodgers; Deceased, Their Successors and Assigns, Forever:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate on the Southeast side of Clarendon Avenue near the City of Greenville in Greenville County, S. C., being shown as Lot 269 on Plat of Colonia Company, recorded in the RMC Office for Greenville County in Plat Book J, Page 4 and 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Clarendon Avenue at the joint corner of Lots 269 and 270 and runs thence along the line of Lot 270, S. 24-42 E. 200.6 feet to an iron pin; thence N. 65-13 E. 91 feet to an iron pin on the Southwest side of Franklin Road; thence along Franklin Road N. 20-44 W. 201.2 feet to an iron pin at corner of Franklin Road and Clarendon Avenue; thence along Clarendon Avenue, S. 65-13 W. 106 feet to the beginning corner.

This is the same property conveyed to me by deed of the mortgagee, of even date, to be recorded.