

FILED
GREENVILLE, S. C.

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

BOOK 1146 PAGE 421

To All Whom These Presents May Concern:

--I, **RALPH S. SWAN**

SEND GREETING:

Whereas, I, the said **Ralph S. Swan**

hereinafter 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 **THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C. Branch**

hereinafter called the mortgagee(s), in the full and just sum of **Three Thousand Six Hundred Twenty-Nine and 88/100-----DOLLARS (\$3,629.88)**, to be paid

as follows: the sum of \$100.83 to be paid on the 25th day of February, 1970, and the sum of \$100.83 to be paid on the 25th day of each month of each year thereafter up to and including the 25th day of December, 1972, and the balance thereon remaining to be paid on the 25th day of January, 1973

, with interest thereon from maturity

at the rate of **Seven (7%)-----** percentum 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, 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 **The South Carolina National Bank of Charleston, Greenville, S. C. Branch**, its Successors and Assigns, forever:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the Northern side of Buist Avenue being known and designated as the Eastern 75 feet of Lot 25, Section B of Oakland Heights, recorded in Plat Book F, Page 204, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the Northern side of Buist Avenue, corner of Lots 25 and 26, which stake is 150 feet West of the Northwestern corner of Townes Street and Buist Avenue; thence N 9-45 E, 170.5 feet to stake on 19 foot alley; thence with said alley, N 80-15 W, 75 feet; thence with a new line, S 9-45 W, 170.5 feet to said avenue; thence with said avenue, S 80-15 E, 75 feet to the beginning.

This being the same property conveyed to the mortgagor by deed of Verne W. Swan, dated November 11, 1960, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 662, Page 424.