

State of South Carolina

FILED PURCHASE MONEY MORTGAGE
GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

FEB 25 4 28 PM '70

OLLIE FARNSWORTH
R. M. C.

LESSIE D. SLOAN

SEND GREETING:

WHEREAS, I the said Lessie D. Sloan

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to EDIE B. HEYMANN

in the full and just sum of Fifteen Thousand Five Hundred and No/100ths (\$15,500.00) DOLLARS, to be paid at 325 South Hudson Street in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 10th day of April, 1970, and on the 10th day of each succeeding month of each year thereafter the sum of \$ 172.10 to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of February 1980, and the balance of said principal and interest to be due and payable on the 10th day of March 1980; the aforesaid monthly payments of \$ 172.10 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 15,500.00 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 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 I the said Lessie D. Sloan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Edie B. Heymann according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Lessie D. Sloan in hand and truly paid by the said Edie B. Heymann

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 EDIE B. HEYMANN:

All that certain piece, parcel or lot of land situate, lying and being on the Eastern side of Capers Street in the City of Greenville, County of Greenville, State of South Carolina, being the Southernmost portion of property of H. B. Tindal as shown on a plat of Crescent Terrace, prepared by R. E. Dalton, dated July 1919, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E at page 137, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Capers Street at the joint front corner of said lot and Lot No. 77, and running thence with the line of Lot No. 77 N. 84-40 E. 280 feet to an iron pin; thence a common line with the rear lines of Lots Nos. 35, 34, and 33 N. 5-41 W. 100 feet to an iron pin; thence a new line through property of H. B. Tindal S. 84-40 W. 280 feet to an iron pin on the Eastern side of Capers Street; thence with the Eastern side of said Capers Street S. 5-41 E. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Edie B. Heymann, dated February 25, 1970, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina,