

MORTGAGE: Form 10-60, Greenville Co. S. C. Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
JUN 1 3 55 PM '71

BOOK 1193 PAGE 249

OLLIE EARNSWORTH  
State of South Carolina,

COUNTY OF GREENVILLE

A. ALEC KROEG and JUNE B. KROEG

SEND GREETING:

WHEREAS, we the said A. Alec Kroeg and June B. Kroeg

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to R. M. Speights and Mildred J. Speights in the full and just sum of Six Thousand Three Hundred (\$ 6,300.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from ~~October 15~~ June 15 until maturity at the rate of seven & one-half (7 1/2 %) per centum per annum, said principal and interest being payable in 120 installments as follows:

Beginning on the 1st day of July 19 71, and on the 1st day of each succeeding month of each year thereafter the sum of \$ 74.79, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May 19 81, and the balance of said principal and interest to be due and payable on the 1st day of June 19 81; the aforesaid monthly payments of \$ 74.79 each are to be applied first to interest at the rate of seven & one-half (7 1/2 %) per centum per annum on the principal sum of \$ 6,300.00 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 we the said A. Alec Kroeg and June B. Kroeg

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said R. M. Speights and Mildred J. Speights according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said A. Alec Kroeg and June B. Kroeg in hand and truly paid by the said R. M. Speights and Mildred J. Speights 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 R. M. Speights and Mildred J. Speights

All that piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the Eastern side of Sandown Lane (formerly known as Cora Lane) near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 100 as shown on a plat entitled "Addition to Wellington Green", prepared by Piedmont Engineering Service, dated August 17, 1962, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR at page 99, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Sandown Lane (formerly known as Cora Lane) at the joint front corner of Lots Nos. 100 and 101 and running thence along the line of Lot No. 101 N. 84-26 W. 170.0 feet to an iron pin at the joint rear corner of Lots Nos. 100 and 101; thence N. 2-00 W. 120.2 feet to an iron pin at the joint rear corner of Lots Nos.

(continued on reverse side)