

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & ~~McKay~~ ^{McKay} Attorneys at Law, Greenville, S. C.

The State of South Carolina,
COUNTY OF Greenville

FILED BOOK 1197 PAGE 87
GREENVILLE CO. S. C.
JUN 29 4 04 PM '71
OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

Richard H. Crooks SEND GREETING:
Whereas, I, the said Richard H. Crooks

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 R. E. Ingold

hereinafter called the mortgagee(s), in the full and just sum of Forty-Two Thousand Six Hundred and no/100

----- DOLLARS (\$ 42,600.00), to be paid

as follows:

\$14,200.00 payable 1 year from date hereof.
\$14,200.00 payable 2 years from date hereof.
\$14,200.00 payable 3 years from date hereof.

, with interest thereon from date
at the rate of Six and one-half (6½%) percentum per annum, to be computed and paid
yearly 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 R. E. Ingold, his heirs and assigns, forever:

ALL that Lot of land with the Buildings and Improvements thereon situate on the Southwest side of Cleveland Street Ext. in the City of Greenville, in Greenville County, South Carolina having according to a survey made by C. O. Riddle June 16, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-K at Page 85 the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwest side of Cleveland Street Ext. at the corner of other property of the Grantor and runs thence along the line of other property of the Grantor S. 66-36 W. 741.9 feet to a point in the center of the Reedy River; thence up the Reedy River (The Traverse line being N. 58-17 W. 150.3 feet) to a point in the center of Reedy River; thence still along Reedy River (The Traverse line being N. 7-56 W. 54.1 feet) to an iron pin; thence N. 66-36 E. 719.2 feet to an iron pin on the Southwest side of Cleveland Street Ext.; thence along Cleveland Street Ext., S. 54-19 E. 100 feet to an iron pin; thence still along Cleveland Street Ext., S. 49-59 E. 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of R. E. Ingold to be recorded herewith, and this mortgage is given to secure the balance of the purchase price.
This Mortgage is given to secure the balance of the purchase price.