

FILED
GREENVILLE CO. S. C.
FEB 22 2 36 PM '72
OLLIE FARNSWORTH
R. M. C.

State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald D. Launius

(herein called Mortgagor, whether one or more persons) SEND(S) GREETING:

WHEREAS, the Mortgagor and Delores M. Launius

.....In and by a certain promissory note in writing, of even date with these presents, are well and truly indebted to the SOUTHERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of North Carolina, (hereinafter called Mortgagee) in the full and just sum of Seventy-five Thousand (\$75,000.00...) DOLLARS, to be paid at its Home Office in Greensboro, North Carolina, together with interest on the unpaid balance thereof remaining unpaid from time to time, from date hereof until maturity, at the rate of Nine (9%) per cent per annum, said principal and interest being due and payable as follows: \$760.70 on the 1st day of April, 1972, and \$760.70 on the 1st day of each and every month thereafter until the said principal sum together with all accrued interest thereon is paid in full, it being understood that said monthly payments shall be applied first to interest and then to the reduction of the principal sum remaining unpaid from time to time.

If any installment of said principal or interest is not paid when due, or if said note is placed in the hands of an attorney for collection, or if said debt or any part thereof, be collected by an attorney, or by legal proceedings of any kind, a reasonable attorney's fee of not less than ten (10%) per cent of the amount involved shall be added to the amount due under said note and shall be collectible thereunder. If any installment of interest is not payable at its maturity, the same shall thereafter bear interest at the rate of seven (7%) per cent per annum until paid. In the event of failure to pay any interest or any installment of principal, or any portion of either, or any other sums required to be paid by said note and this mortgage, as the same become due, or in the event of failure to perform and comply with any and all of the other covenants, terms and provisions of said note and this mortgage, and/or the other instrument or instruments, if any, which secure this note, and such failure or default shall continue for a period of thirty days, then in any of said events said principal sum and all advancements made pursuant to the provisions of this mortgage, together with all unpaid interest thereon shall be at once due and payable at the option of SOUTHERN LIFE INSURANCE COMPANY, its successors or assigns, and be collectible without further notice, by proceedings or otherwise. Provisions as to prepayment, contained in said note, are incorporated herein by reference.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, its successors and assigns, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said Mortgagee, its

successors and assigns, ~~the premises hereinafter described, to have and to hold unto the said Mortgagee, its successors and assigns, forever.~~

All that piece, parcel or lot of land situate, lying and being on the Western side of Donaldson (Old Augusta) Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Tracts Nos. 1 and 1-A as shown on a plat prepared by T. H. Walker, Jr., dated January 29, 1972, entitled "Property of Donald D. Launius" and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-M at page 133, and having according to another plat prepared by T. H. Walker, Jr. dated January 29, 1972, and entitled "Property of Donald D. Launius" the following metes and bounds:

BEGINNING at a nail and cap on the Western edge of the right-of-way for Donaldson (Old Augusta) Road on the southern edge of an alley and running thence with the curve of the southern edge of said alley having a chord of S. 75-09 W. 98.85 feet to an iron pin; thence continuing with the southern edge of said alley S. 63-56 W. 61.3 feet to an iron pin; thence a new line through Tracts Nos. 1 and 1-A S. 27-19 E. 150.9 feet to an iron pin in the line of property now or formerly of J. E. George and W. H. Tripp; thence with the line of the said George and Tripp property N. 59-17 E. 95.6 feet to an iron pin on the Western edge of the right-of-way for Donaldson (Old Augusta) Road; thence with the Western edge of said right-of-way N. 0-23 W. 137.5 feet to the point of beginning.