

McKay

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fard & ~~XXXX~~ Attorneys at Law, Greenville, S. C.

The State of South Carolina,
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1293 PAGE 160

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, WE, the said William J. Rothfuss and Richard C. Rothfuss
hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents,
are well and truly indebted to Ruth F. Farmer and Calvin Farmer

hereinafter called the mortgagee(s), in the full and just sum of Thirteen Thousand Eight Hundred
Seventy Five and 00/100-----DOLLARS (\$13,875.00) to be paid
on or before April 15, 1974



, with interest thereon from date
at the rate of seven (7%) at maturity
interest at the same rate as principal.
percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

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 WE, 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 US, 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 Ruth F. Farmer and Calvin Farmer, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about three miles Southwest of Greer, South Carolina, and about one mile South of Pleasant Grove Baptist Church, lying about midway between the old Highway No. 14, and the new location of Highway No. 14, and being shown as Lot No. 3 on plat of Property of Ethel B. Farmer, made by H. S. Brockman, Reg. Surveyor, February 6, 1969, the said plat showing the subdivision of Tracts Nos. 1 and 2 of the T. J. Farmer Estate, plat which was made by H. S. Brockman, June 4, 1938, and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner of Lots Nos. 2 and 3 as shown on the Ethel B. Farmer plat, and runs thence with the common line of the said two lots, N. 15-35 W., 515 feet to another iron pin, joint corner of the said two lots and of the Arthur Harbin Estate Tract and the Piedmont Motor Lines tract; thence with the common line of the Piedmont Motor Lines Tract and of this tract, S. 46-26 W., 386 feet to an iron pin on the said line, and joint corner of Lots Nos. 3 & 4; thence with the common line of Lots Nos. 3 & 4, S. 15-35 E., 374.5 feet to an iron pin; the joint corner of Lots Nos. 3 & 4, and on the line of tract No. 3, as shown on the T. J. Farmer Estate plat;

(over)

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