

FILED
GREENVILLE CO. S. C.

BOOK 1297 PAGE 580

The State of South Carolina, 14 11 31 AM '73
COUNTY OF Greenville THE S. TANKERSLEY
R.M.C.

R. Thomas Mowbray, Jr. and Alice M. Mowbray SEND GREETING:

Whereas, we, the said R. Thomas Mowbray, Jr. and Alice M. Mowbray
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 Southern Bank and Trust Company

hereinafter called the mortgagee(s), in the full and just sum of Sixty-Three Thousand and No/100-----

-----DOLLARS (\$ 63,000.00), to be paid
at 306 E. North St. in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of
ten (10%) per centum per annum, said principal and interest being payable in monthly
installments as follows:

Beginning on the 14th day of January, 1974, and on the 14th day of each
month of each year thereafter the sum of \$ 677.01, to be applied on the interest
and principal of said note, said payments to continue up to and including the 14th day of November
19 88, and the balance of said principal and interest to be due and payable on the 14th day of December
19 88; the aforesaid monthly payments of \$ 677.01 each are to be applied first to
interest at the rate of ten (10%) per centum per annum on the principal sum of \$ 63,000.00 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 herein 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 con-
dition, 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 in-
cluding ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be se-
cured 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 Southern Bank and
Trust Company, its successors and assigns, forever:

ALL that piece, parcel or lot of land with the buildings and improvements
thereon, situate, lying and being on the southeast side of Wade Hampton
Boulevard (also known as U. S. Highway No. 29) near the City of Greenville,
in Greenville County, South Carolina, being shown as Lot No. 2 on plat of
property of Irene B. Ducker, made by Dalton and Neves, Engineers, 1954, re-
corded in the R.M.C. Office for Greenville County, S. C. in Plat Book "HH",
Page 132, and having, according to said plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Wade Hampton Boulevard at
joint front corner of Lots 1 and 2, running thence along the line of Lot 1
S. 53-45 E. 327.2 feet to an iron pin; thence N. 42-52 E. 100 feet to an
iron pin; thence with the line of Lot 3 N. 50-18 W. 325.7 feet to an iron
pin on the southeast side of Wade Hampton Boulevard; thence along the
southeast side of Wade Hampton Boulevard S. 42-52 W. 120 feet to the
beginning corner.

This is the same property conveyed to the mortgagors herein by deed of
Alvin A. McCall, Jr., dated March 30, 1972, recorded in the R. M. C. Office
for Greenville County, S. C., in Deed Book 959, Page 513.