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LINNIE TANKINSLEY
R.D.

BOOK 1354 PAGE 87

The State of South Carolina,
COUNTY OF GREENVILLE

JAMES A. SINCLAIR

SEND GREETING:

Whereas, I, the said James A. Sinclair
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 Bonnie C. Pace

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand, Five Hundred and
No/100-----DOLLARS (\$15,500.00), to be paid
at 226 Old Trail Rd in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of
Seven & one-half (7½%) per centum per annum, said principal and interest being payable in monthly
installments as follows:

Beginning on the 1st day of January, 1976, and on the 1st day of each month
of each year thereafter the sum of \$ 114.55, to be applied on the interest
and principal of said note, said payments to continue up to and including the 1st day of November
1980, and the balance of said principal and interest to be due and payable on the 1st day of December
1980; the aforesaid monthly payments of \$ 114.55 each are to be applied first to
interest at the rate of Seven & one-half (7½%) per centum per annum on the principal sum of \$ 15,500.00 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 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 I, 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 Bonnie C. Pace

ALL that piece, parcel or lot of land in Butler Township, Greenville
County, State of South Carolina, being known and designated as Lot
No. 19 of Block A, on a Plat of Section I, Blocks A and B, East High-
lands Estates, made by Dalton & Neves, April, 1940, recorded in the
RMC Office for Greenville County in Plat Book K at Pages 35 and 36,
and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the east side of West View Avenue, joint
corner of Lots Nos. 19 and 20, and running thence with the line of
Lot No. 20, S. 52-43 E. 175 feet to an iron pin on the west side of
a five-foot strip reserved for utilities; thence with said strip,
S. 37-0 W. 60 feet to an iron pin, joint corner of Lots Nos. 18 and 19;
thence with the line of Lot No. 18, N. 52-43 W. 175 feet to an iron
pin on the east side of West View Avenue, N. 37-0 E. 60 feet to an
iron pin, the point of beginning.



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