

FANT & FANT, ATTYS.

MORTGAGE OF REAL ESTATE--

BOOK 1435 PAGE 595

BOOK 1433 PAGE 858

The State of South Carolina

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MAY 31 4 32 PM '78
DONNIE S. TANKERSLEY
R.M.C.

FILED
GREENVILLE CO. S. C.
MAY 19 4 28 PM '78
DONNIE S. TANKERSLEY
R.M.C.

SEND GREETING:

Whereas, WE, the said Rodney E. Jones and Anne B. Jones

hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, well and truly indebted to Cora H. Girardeau 515 Cleveland Street,

of Greenville, South Carolina

hereinafter called the mortgagee(s), in the full and just sum of Fourteen Thousand, Five Hundred and

No/100----- DOLLARS (\$14,500.00), to be paid

at 515 Cleveland Street in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of nine (9%) per centum per annum, said principal and interest being payable in Monthly

installments as follows:

Beginning on the 1st day of July, 1978, and on the 1st day of each month of each year thereafter the sum of \$ 183.68, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1988, and the balance of said principal and interest to be due and payable on the 1st day of June, 1988; the aforesaid monthly payments of \$ 183.68 each are to be applied first to interest at the rate of Nine (9%) (9%) per centum per annum on the principal sum of \$ 14,500.00 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 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 WE, 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 Cora H. Girardeau

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and more particularly described as follows:

Beginning in Ward one of said City on the West side of Wilton Street and designated as Lot No. 11 on a plat of the property formerly of Mrs. Ava O. Ferguson, made by Will D. Neves, surveyor and recorded in the RMC Office for Greenville County, South Carolina in Plat Book C at page 254; and bounded on the East by Wilton Street on the North by Lot No. 12; on the West by Lots Nos. 21 and 22 and on the South by Lot No. 10; the said Lot (No. 11) having a frontage on Wilton Street of fifty-seven and five-tenths (57.5) feet and a depth of one Hundred fifty (150) feet.

This being the same property conveyed to the Mortgagor s by Deed of Cora H. Girardeau of even date to be recorded herewith.

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GCTO
MAY 31 1978
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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 31 1978
TAX
\$ 05.80
F.B. 11218

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