

JUL 21 1 08 PM 1948

State of South Carolina,

OLLIE FARNSWORTH R.M.C.

County of GREENVILLE

I, CHARLES T. MERRITT

SEND GREETING:

WHEREAS, I the said Charles T. Merritt

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to R. M. Caine and Calvin F. Teague in the full and just sum of Eighteen Hundred & No/100 (\$1800.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August, 1948, and on the 1st day of each month thereafter the sum of \$40.00 to be applied on the interest and principal of said note, said payments to continue thereafter until paid in full; XXXX the balance of said principal and interest to be paid in full; the aforesaid monthly payments of \$40.00 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$1800.00 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 therein 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 (10%) per cent, of the indebtedness as attorneys' 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 I, the said Charles T. Merritt, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said R. M. Caine and Calvin F. Teague according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Charles T. Merritt in hand and truly paid by the said R.M.Caine and Calvin F. Teague 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 R.M.Caine and Calvin F. Teague, their heirs and assigns, forever:

All that lot of land in the City of Greenville, County of Greenville, State of South Carolina, being shown as part of Unites 14, 15, 16, 17, 18 and 19, of Block A, of Forest Hills, according to plat thereof by T. C. Adams, September 23, 1936, which plat is recorded in Plat Book "D", at page 206, R.M.C. Office, Greenville County, S. C. and being shown as Lot 12 on plat of revised portion of Forest Hills prepared by Dalton & Neves, Engrs., July 1948 (to be recorded herewith), and having according to said revised plat the following metes and bounds, to-wit:

BEGINNING at a concrete street marker at Southwest intersection of McIver Street and Cleveland Street, and running thence along the West side of McIver Street S. 6-25 W. 61.8 feet; thence along the line of Lot 13 N. 89-10 W. 210.1 feet to iron pin; thence N. 1-39 E. 18.2 feet to iron pin; thence S. 88-12 E. 17.5 feet to iron pin; thence N. 3-06 E. 95.6 feet to iron pin; thence N. 1-35 E. 51.4 feet to iron pin pn South side Cleveland Street; thence along South side of said street S. 61-06 E. 219.4 feet to the beginning corner.

This is the same property conveyed to me by deed of R.M.Caine and Calvin F. Teague of even date to be recorded herewith and this mortgage is given to secure a portion of the purchase price.

For Satisfaction, see of C. M. Book 448, Page 92
Ollie Farnsworth
5 P. 635