

State of South Carolina,

COUNTY OF GREENVILLE

1952 9 11

KATHLEEN B. PRUITT

SENDS GREETING:

WHEREAS, I the said Kathleen B. Pruitt

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Richard S. Carnes in the full and just sum of Two Hundred Twenty-Five and 50/100 (\$ 225.50) DOLLARS, to be paid at Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 11th day of September, 1952, and on the 11th day of each month of each year thereafter the sum of \$ 40.00 to be applied on the interest and principal of said note, said payments to continue thereafter until said indebtedness is paid in full, and the balance of said principal and interest to be due and payable on the 11th day of each month, the aforesaid monthly payments of \$ 40.00 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$ 225.50 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 Kathleen B. Pruitt

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Richard S. Carnes according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Kathleen B. Pruitt in hand and truly paid by the said Richard S. Carnes

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 Richard S. Carnes, his heirs and assigns, forever.

All that lot of land with the buildings and improvements thereon, situate on the south side of Washington Road, about two and one-half (2 1/2) miles west of the Greenville County Courthouse, in Greenville Township, in Greenville County, S. C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Washington Road, said point being 245 feet in an easterly direction from the southeast corner of the intersection of Washington Road and Welcome Avenue and running thence along the south side of Washington Road in an easterly direction 60 feet to an iron pin; said pin being 140.5 feet west from the southwest corner of the intersection of Texas Avenue and Washington Road; thence in a southerly direction 185 feet to an iron pin; thence in a westerly direction 60 feet to an iron pin; thence in a northerly direction 185 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of the mortgagee of even date herewith and to be recorded.

This mortgage is junior in rank to that mortgage given by James W. Wheatley to First Federal Savings and Loan Association, in the original amount of \$6500.00, dated May 5, 1947 and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 362, Page 267.

This mortgage is given to secure the unpaid portion of the purchase price.