

# State of South Carolina,

COUNTY OF GREENVILLE

WILLIAM LEE CARPENTER

SEND GREETING:

WHEREAS, I the said William Lee Carpenter

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to John T. Douglas and T. F. Huguenin

in the full and just sum of One Thousand Five Hundred Fifty and No/100 (\$1,550.00) 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 10th day of August, 1953, and on the 10th day of each month

of each year thereafter, the sum of \$ 20.00 thereafter until the principal indebtedness is paid in full

the aforesaid monthly payments of \$ 20.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 1,550.00

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 William Lee Carpenter

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said John T. Douglas & T. F. Huguenin according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said William Lee Carpenter in hand and truly paid by the said John T. Douglas & T. F. Huguenin

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 John T. Douglas & T. F. Huguenin their heirs and assigns, forever,

All that lot of land with the buildings and improvements thereon, situate on the southwest side of LeGrand Boulevard, in the City of Greenville, Greenville County, S. C., being shown as Lot 26 on plat of Sherwood Forest made by Dalton & Neves, Engineers, August 1951, revised through November 1952, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", at Page 2 and 3 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of LeGrand Boulevard at joint front corner of Lots 26 and 27 and running thence with the line of Lot 27, S. 40-49 W. 150 feet to an iron pin; thence with the line of Lot 29, N. 49-11 W. 88.5 feet to an iron pin on the southeast side of Scarlett Street; thence with the southeast side of Scarlett Street, N. 32-34 E. 126.56 feet to an iron pin; thence with the curve of Scarlett Street and LeGrand Boulevard (the chord being N. 81-41 E. 32.7 feet) to an iron pin on the southwest side of LeGrand Boulevard; thence with the southwest side of LeGrand Boulevard, S. 49-11 E. 85 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of John T. Douglas and T. F. Huguenin of even date, to be recorded herewith.

This mortgage is junior in rank to the lien of that mortgage given by William Lee Carpenter to Fidelity Federal Savings and Loan Association, Greenville, S. C. in the amount of \$8,700.00, of even date, to be recorded herewith.

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