

State of South Carolina

County of GREENVILLE

FILED GREENVILLE CO. S. C. APR 7 10 41 AM 1955 OLLIE FARNSWORTH R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JOHN B. SCGGINS

WHEREAS, the said mortgagor John B. Scoggins (herein called mortgagor) SEND GREETING:

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fourteen Thousand and No/100 (\$14,000.00) DOLLARS, to be paid at its Home Office in 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 quarterly instalments as follows: Beginning on the 15th day of July, 1955, and on the 15th day of each October, January, April, and July of each year thereafter the sum of \$447.02 to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of January, 1965, and the balance of said principal and interest to be due and payable on the 15th day of April, 1965; the aforesaid quarterly payments of \$447.02 each are to be applied first to interest at the rate of Five (5) per centum per annum on the principal sum of \$14,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly payment shall be applied on account of principal.

All instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being at the Southeast corner of the intersection of the Augusta Road and Parkins Mill Road, partly within and partly without the corporate limits of the City of Greenville, in Greenville County, S. C., and having, according to a survey made by W. J. Riddle, Surveyor, October 6, 1949, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of the Augusta Road and Parkins Mill Road, and running thence with the East side of the Augusta Road, S. 18-50 E., 118.4 feet to an iron pin; thence still along the Augusta Road, S. 14-13 E., 101.5 feet to an iron pin; thence along Augusta Road, S. 10-35 E., 99.5 feet to an iron pin; thence continuing along the East side of Augusta Road, S. 6-57 E., 25 feet to an iron pin at corner of lot heretofore conveyed by the Mortgagor to E. M. Bishop and Rosa Lee Bishop; thence along said Bishop property, N. 61-49 E., 173.1 feet to an iron pin on the Southwest side of Parkins Mill Road; thence along the Southwest side of Parkins Mill Road, N. 42-35 W., 344 feet to the beginning corner.

This is all of that property conveyed to me by deed of Warthen J. Sullivan, dated January 8, 1947, recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 305, page 246, and a portion of that property conveyed to me by deed of W. B. Scoggins, dated October 25, 1946, recorded in the said R.M.C. Office in Deed Book 301, page 149.

Handwritten notes and signatures at the bottom of the page, including 'Paid + Certified in full this 11th day of June, 1956' and various signatures.