

The State of South Carolina,

COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C. 935 254
SEP 23 11 59 AM 1933

OLLIVIER & WORTH
NELSON CRAWFORD POE

SEND GREETING:

Whereas, I, the said NELSON CRAWFORD POE

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON

hereinafter called the mortgagee(s), in the full and just sum of Twenty One Thousand Five Hundred and No/100----- DOLLARS (\$ 21,500.00), to be paid at its office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five and one-half (5½%) per centum per annum, said principal and interest being payable in quarterly installments as follows:

Beginning on the 20th day of December, 19 63, and on the 20th day of each March, June, September, December of each year thereafter the sum of \$ 702.40, to be applied on the interest and principal of said note, said payments to continue up to and including the 20th day of June 19 73, and the balance of said principal and interest to be due and payable on the 20th day of September 19 73, the aforesaid quarterly payments of \$ 702.40 each are to be applied first to interest at the rate of five and one-half (5½%) per centum per annum on the principal sum of \$ 21,500.00 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 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 I, 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 me, 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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the East side of West Avondale Drive in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 19, Block G, on plat of Northgate Subdivision, made by C. M. Furman, Jr., Engineer, November 1, 1927, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, Pages 135 and 136, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of West Avondale Drive corner of Lots Nos. 18 and 19, and runs thence along the East side of West Avondale Drive, S. 21-08 W., 100 feet to an iron pin at joint front corner of Lots 19 and 20; thence along the line of Lot No. 20, S. 74-40 E., 229.9 feet to an iron pin on the West edge of a 12-foot alley; thence along said alley, N. 15-20 E., 100 feet to an iron pin; thence along the line of Lot No. 19, N. 74-40 W., 218 feet more or less to the beginning corner.

The mortgagor, Nelson Crawford Poe, inherited an interest in the above described property at the death of his mother, Florence T. Poe, as will more fully appear by reference to Apt. 587, File 14, in the Office of the Probate Court for Greenville County, S. C. The remaining interest