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MORTGAGE OF REAL ESTATE

A/K/A CARRIE C HAYNES

WHEREAS I (we) Ethel C Madden & Carrie C Haynes (hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto

MID-STATE TRUST CO (hereinafter also styled the mortgagee) in the sum of

\$ 5729.64 payable in 84 equal installments of \$ 68.21 each, commencing on the

20 day of AUGUST 19 24 and falling due on the same day of each subsequent month, as in and by the said Note and conditions thereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof, and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 10 on plat of North Acres, which plat is recorded in Plat Book EE, pages 12 & 13, and having according to said plat the following metes and bounds, to wit: Beginning at an iron pin on the Easterly side of Neal Circle, joint front corner Lots 10 and 11; and running thence along Neal Circle, N. 10-50 W. 19.7 feet to an iron pin- thence continuing along Neal Circle, N. 32-28 W. 25.6 feet to an iron pin, joint front corner Lots 9 and 10; thence N. 25-46 E. 140.1 feet to an iron pin; thence N. 79-10 E. 80 feet to an iron pin; thence S. 13-05 E. 125 feet to an iron pin, joint rear corner Lots 10 and 11; thence S. 68-26 W. 162 feet to an iron pin. This conveyance is made subject to any restriction, right of way or easements that may appear of record on the recorded plat(s) or on the premises. As a part of the consideration hereof, the grantees agree to assume and pay according to its terms, that certain note and mortgage given to General Mortgage Co. on which there is a balance due of \$8,002.53; said mortgage being recorded in Mortgages Bolume 899 page 363. This is the same property conveyed to the grator by deed rocorded in the RMC Office for Greenville County, South Carolina in Deed Volume 721, Page 118

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance monies to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in the other of the provisions of this mortgage, then then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt has not then expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for the purpose of making this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, or should there be any legal costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable attorney fee, which less than ten per cent of the amount of the debt secured, shall thereupon become due and payable as a part of the debt secured hereby, and shall be recorded and collected hereunder.

PROVIDED, HOWEVER, that it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall die, or cease to be a party to the said mortgage, its (his) heirs, successors or assigns, the said mortgage, with the benefit thereof, shall be due and payable to the said mortgagee, its (his) heirs, successors or assigns, in a line of heirs, successors, or assigns, to be determined by the laws of the State of South Carolina, and the said mortgagee, its (his) heirs, successors or assigns, shall perform all the obligations according to the true intent and meaning of the said mortgage, and the said debt shall cease, terminate and be paid, other than as shall be provided in this mortgage.

AND IT IS FURTHER AGREED, by and between the said parties, that the said mortgagee shall hold and enjoy the said premises, and the benefit of the same, as if the same were its own property.

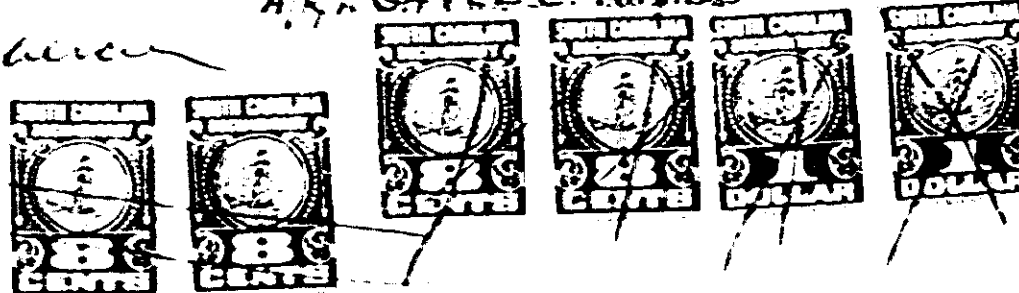
ALL THIS IS DONE and the same is the true intent and meaning of the parties to these Presents, this 21 day of August 19 24 at Greenville, South Carolina.

Witness my hand and seal, at the City of Greenville, South Carolina, this 21 day of August 19 24.

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