

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

FEB 9 2 01 PM 1951

State of South Carolina,

OLLIE FARNSWORTH R. M. C.

COUNTY OF GREENVILLE

EDITH E. ALEXANDER

SEND GREETING:

WHEREAS, I the said Edith E. Alexander

in and by MY certain promissory note in writing, of even date with these presents, am well and truly indebted to The Peoples National Bank of Greenville, S. C., as Trustee under the will of John W. Nix, deceased, in the full and just sum of Seventy-five Hundred and No/100 (\$7500.00) DOLLARS, to be paid at its offices 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 monthly installments as follows: Beginning on the 10th day of April, 1951, and on the 10th day of each month of each year thereafter the sum of \$60.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of January, 1961, and the balance of said principal and interest to be due and payable on the 9th day of February, 1961; the aforesaid monthly payments of \$60.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$7500.00 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, the said Edith E. Alexander, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said aforesaid mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said Edith E. Alexander, in hand and truly paid by the said the aforesaid mortgagee 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 Peoples National Bank of Greenville, S. C., as Trustee under the will of John W. Nix, deceased, its successors and assigns, forever:

All that certain piece, parcel or lot of land with the improvements thereon, situate on the North side of Warner Street, in the City of Greenville, Greenville County, State of South Carolina, being shown as Lot 34 of the Wade Cothran Property on plat made by Dalton B. Hayes, Engineers, July 1927, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "H", at page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Warner Street, at joint corner of Lots 33 and 34, said pin being 289.2 feet from the Northwest corner of Warner and Merrierson Streets, and running thence N 9-35 E 165 feet to an iron pin; thence N 31-15 E 65 feet to an iron pin, joint corner of Lots 34 and 35; thence S 9-35 W 165 feet to an iron pin on Warner Street; thence along the North side of Warner Street, S 31-15 E 65 feet to the point of beginning.

This is the same property conveyed to me by The Peoples National Bank of Greenville, As Trustee, under date of July 31, 1934, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 172, at page 90.

Paid and satisfied in full this the 23rd day Feb. 1951

Witness: Elizabeth R. Austin Doris M. Green

The Peoples National Bank Greenville, S. C. as Trustee of John W. Nix By: E. E. Wells, Trust Officer