

MORTGAGE OF REAL ESTATE—Prepared by P. Bradley Morrah, Jr., Attorney at Law, Greenville, S. C.

The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern:

I, A. D. BOSWELL

SEND GREETING

Whereas, I, the said A. D. BOSWELL

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, TRUSTEE FOR THE JOHN W. ARRINGTON FOUNDATION, hereinafter called the mortgagee(s), in the full and just sum of

TWO THOUSAND AND NO/100 - - - - - DOLLARS (\$2,000.00) to be paid

in equal monthly installments of \$30.39, with first installment due August 24th, 1952, until paid in full; payments applied first to interest, balance to principal,

, with interest thereon from date

at the rate of three (3%) percentum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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(s) promise to pay all costs and expenses including 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 well and truly paid by the said mortgagee(s) at and before the signing 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 THE SOUTH CAROLINA NATIONAL BANK, TRUSTEE FOR THE JOHN W. ARRINGTON FOUNDATION, its successors and assigns forever:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in Greenville Township, County of Greenville, State of South Carolina, on both sides of Ellison Street (sometimes call Cambridge Street) a short distance North of North Franklin Road, and being shown as a portion of the property of R. S. Knight prepared by Pickell & Pickell, Engineers, March 21, 1945, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book AA, at page 119, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the West side of Ellison Street, which point is the Northwestern corner of the property shown on the plat above referred to and is in the line of property now or formerly of G. W. Henderson; thence S. 10-30 E. 163.7 feet to an iron pin at the corner of property of William S. Knight (see Deed Book 440, Page 437, said R.M.C. Office); thence along the line of said William S. Knight property and along the center of a 20 foot road, S. 87-00 E. 232 feet to an iron pin; thence S. 0-30 E. 62 feet to an iron pin; thence along a new line S. 0-30 E. 105 feet, more or less, to an iron pin in the line of property now or formerly of Vernon Owens; thence along said Owens property N. 78-00 E. 200 feet, more or less, to an iron pin at the Southeasternmost corner of the property shown on the above plat; thence N. 24-00 E. 417 feet to a point in the center of a small branch; thence along line of property of Thomas Roe, N. 75-00 W. 234 feet to an iron pin; thence along line of G. W. Henderson, S. 1-00 W. 230.6 feet to an iron pin; thence N. 76-45 W. 319.1 feet to point of beginning.

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