

BOOK 545 pg 544

MORTGAGE OF REAL ESTATE—Prepared by E. P. Riley, Attorney at Law, Greenville, S. C.

The State of South Carolina,

County of Greenville

FILED
GREENVILLE CO. S. C.
NOV 18 12 49 PM 1952
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, Harold J. Butts

SEND GREETING:

Whereas, I, the said Harold J. Butts

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 Peoples National Bank of Greenville, S. C., as trustee under agreement with Victor L. Cannon

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand Two Hundred

- - - DOLLARS (\$ 4,200.00), to be paid \$44.55 on the 18th day of December, 1952 and a like amount on the 18th day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and then to principal

, with interest thereon from date

at the rate of five (5%)

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 Peoples National Bank of Greenville, S. C. as trustee under agreement with Victor L. Cannon,

All that lot of land on the south side of Crain Avenue near the city of Greenville, state of South Carolina, being known and designated as lot No. 9 on plat of property of Central Realty Corporation recorded in the R. M. C. Office for Greenville County in plat book A page 99 and having the following metes and bounds, to-wit:

Beginning at an iron pin at the southern intersection of Crain Avenue and Sumter Street; thence with Crain Avenue S. 25-30 E. 72.2 feet to the joint front corner of lots 8 & 9; thence with the line of Lot No. 8, S. 48-45 W. 211.4 feet to an iron pin; thence N. 25-30 W. 56.2 feet to an iron pin on the eastern side of Sumter Street; thence with Sumter Street N. 44-45 E. 216.2 feet to the point of beginning.

This being the same lot conveyed to mortgagor by deed recorded in the R. M. C. Office for Greenville County in volume 437 page 222.