

FILED
GREENVILLE CO. S. C.

State of South Carolina,

DEC 2 9 07 AM 1954

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

H. C. BROWN

WHEREAS, I the said H. C. Brown SEND GREETING:

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, as Trustee for the John W. Arrington Foundation, hereinafter called the mortgagee(s)

in the full and just sum of Two Thousand and No/100 (\$ 2,000.00) DOLLARS, to be paid at its bank in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Three (3) per centum per annum, said principal and interest being payable in quarterly installments as follows:

Beginning on the 2nd day of March, 1955, and on the 2nd day of each June, September, December and March of each year thereafter the sum of \$ 100.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest are paid in full.

the aforesaid quarterly payments of \$ 100.00 each are to be applied first to interest at the rate of three (3) per centum per annum on the principal sum of \$ 2,000.00 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 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 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, as Trustee for the John W. Arrington Foundation, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the North side of McMakin Drive near the City of Greenville, in Greenville County, S.C., being shown as Lots 86, 87 and 88 on plat of the Perry property recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book I, page 32, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of McMakin Drive at joint corner of Lots 88 and 89 and running thence with the line of Lot 89, N. 10-17 W., 150 feet to an iron pin; thence S. 79-28 W., 150 feet to an iron pin; thence S. 10-17 E., 150 feet to an iron pin on the North side of McMakin Drive; thence with the North side of McMakin Drive, N. 79-28 E., 150 feet to the beginning corner.

This is the same property conveyed to me by deed of Hext M. Perry, as Trustee, dated June 19, 1945, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 277, page 139.

This mortgage and the note secured hereby shall become due and payable immediately at the option of the mortgagee herein in case the mortgagor should sell or convey said mortgaged premises.