

The State of South Carolina,
County of GREENVILLE

MAR 10 12 45 PM 1955

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: We, James M. Kay and Dorothy S. Kay

SEND GREETING:

Whereas, We, the said James M. Kay and Dorothy S. Kay

hereinafter called the mortgagor(s)

in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to SHENANDOAH LIFE INSURANCE COMPANY, INC.

hereinafter called the mortgagee(s), in the full and just sum of SEVEN THOUSAND AND NO/100 - - -

DOLLARS (\$ 7,000.00), to be paid

as follows: The sum of \$46.20 on the 7th day of April, 1955 and a like amount on the 7th day of each succeeding month until paid in full, payments to be applied first to interest then to principal, due and payable twenty years from date.

, with interest thereon from date

at the rate of five per cent (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 We, 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 US, 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 Shenandoah Life Insurance Company, Inc., its successors and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southwest corner of the intersection of Long Hill Street and Rice Street (formerly Henrietta Avenue) in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as Lot No. 73, on Plat of "Augusta Road Hills", prepared by Dalton & Neves, Engineers, December, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "M", at page 33, and having according to a more recent survey entitled "Property of James M. Kay and Dorothy S. Kay", prepared by Piedmont Engineering Service dated March 10, 1955 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Rice Street (formerly Henrietta Avenue) at the joint front corner of Lots 73 and 74 and running thence with the Northwest side of Rice Street (formerly Henrietta Avenue), N. 38-18 E. 35 feet to an iron pin; thence along a curved line running to and with Long Hill Street to an iron pin (the chord of which is N. 6-42 W. 35.3 feet to an iron pin); thence with the South side of Long Hill Street on a curved line to an iron pin (the chord of which is N. 51-42 W. 48.4 feet to an iron pin; thence continuing with the South side of Long Hill Street on a curved line to an iron pin (the chord of which is N. 69-36 W. 65 feet to an iron pin); thence continuing with the South side of Long Hill Street, N. 87-04 W. 87.9 feet to an iron pin; thence S. 2-56 W. 50 feet to an iron pin at the joint rear corner of Lots 73 and 74; thence along the line of Lot 73, S. 67-43 E. 185.2 feet to an iron pin on the Northwest side of Rice Street (formerly Henrietta Avenue) the beginning corner.

The above described lot is the same conveyed to the mortgagors herein by deed of Edna Mae Knighton dated March 4, 1955 to be recorded herewith.

OOK 29 617 16 April 75 1:22 P. 23211