

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

To all Whom These Presents May Concern:

WHEREAS I , - - - - - RALPH A. BOWEN - - - - -

am well and truly indebted to

- - - - - H. S. HAYNES - - - - -

in the full and just sum of TWO THOUSAND SEVEN HUNDRED AND NO/100- - - - - Dollars, in and by my certain promissory note in writing of even date herewith, due and payable Seven & 82/100 Dollars (\$7.82) commencing December 1, 1955, and Seven & 82/100 Dollars (\$7.82) on the first day of each and every month thereafter until the first mortgage given to First Federal Savings and Loan Association is paid in full, and thereafter, Forty-Eight & 33/100 Dollars (\$48.33) on the first day of each month until paid in full. It is understood that the mortgagor has the privilege of anticipating or accelerating any or all of the payments at any time and it is further understood that the monthly payment will be Forty-Eight & 33/100 Dollars (\$48.33) on the first day of the first month after the mortgage referred to has been fully satisfied;

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I , the said Ralph A. Bowen

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 H. S. Haynes, his Heirs and Assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, near Paris Station, being known and designated as a portion of a lot marked "S", Block B on plat of Paris Heights, and being 245 feet in a South-westerly direction from the intersection of Arlington Road and Pisgah Drive, plat of Paris Heights is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Y", page 65; the said lot having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northerly side of Arlington Road, 245 feet in a South-westerly direction from the intersection of Arlington Road and Pisgah Drive, and running thence N. 17-30 W. 160 feet to a point; thence along the rear line of Lots 13 and 14 S. 72-30 W. 60 feet to an iron pin; thence S. 17-30 E. 160 feet to an iron pin on the Northerly side of Arlington Road; thence along the Northerly side of Arlington Road N. 72-30 E. 60 feet to a point; the point of beginning.

This is a portion of the property conveyed by deed to H. S. Haynes, which deed is recorded in Deeds Volume 517, page 539.

It is understood that in addition to the monthly payment of principal and interest that the mortgagor will pay in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month until the said note is fully paid: A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments.