

BOOK 674 PAGE 312

State of South Carolina,

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 11 11 40 AM 1956

SANS SOUCI HOUSING, INC.

OLLIE FARNSWORTH
R. M. C.

WHEREAS, it the said SANS SOUCI HOUSING, INC., SEND GREETING:

hereinafter called the mortgagor(s)
 in and by its certain promissory note in writing, of even date with these presents is well and truly in-
 debted to THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE UNDER
AN AGREEMENT WITH HUNTINGTON & GUERRY, INC., hereinafter called the mortgagee(s)
 in the full and just sum of Seventeen thousand and no/100 - - - - -
 (\$ 17,000.00) DOLLARS, to be paid at its bank in Greenville, S. C., together with
 interest thereon from date hereof until maturity at the rate of five (5 %) per centum per annum,
 said principal and interest being payable in monthly installments as follows:
 Beginning on the 2nd day of August, 1956, and on the 2nd day of each
month of each year thereafter the sum of \$ 180.32, to be applied on the
 interest and principal of said note, said payments to continue up to and including the 2nd day of June
 1966, and the balance of said principal and interest to be due and payable on the 2nd day of July
 1966, the aforesaid monthly payments of \$ 180.32 each are to be applied first to
 interest at the rate of five (5 %) per centum per annum on the principal sum of \$ 17,000.00 or
 so much thereof as shall, from time to time, remain unpaid and the balance of each monthly pay-
 ment 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 it, 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 Sans Souci Housing, Inc.,

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 PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE UNDER AN AGREEMENT WITH HUNTINGTON & GUERRY, INC., its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of U. S. Highway No. 25, known as the Augusta Road, near the City of Greenville, in Greenville County, State of South Carolina, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of the right-of-way of the S. C. Highway Department along U. S. Highway No. 25, known as the Augusta Road, approximately 1,301.0 feet, more or less, North of the point where the Western side of said right-of-way intersects with the Northern right-of-way line of Crestfield Road, and running thence along said right-of-way of Augusta Road, N. 22-26 W., 75 feet to an iron pin; thence continuing along said right-of-way line, N. 18-10 W., 100 feet to an iron pin; thence with the curve of said Augusta Road and a new proposed road (the chord being N. 59-12 W., 28.4 feet) to an iron pin on the South side of the above mentioned proposed road; thence along the South side of said proposed road, S. 76-00 W., 73.5 feet to an iron pin; thence S. 13-27 E., 140.9 feet to an iron pin; thence S. 78-56 E., 125 feet to the point of Beginning (said parcel or lot to contain approximately 16,650 square feet in area); together with any and all buildings, improvements and equipment thereon and the appurtenances and all the right-title and interest of the Mortgagor in and to land lying in all streets, highways and rights-of-way abutting on or appurtenant to said premises.

(over)