

SEP 6 4 13 PM 1961

BOOK 868 PAGE 38

CLERK OF COURTS

State of South Carolina,

COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE

GRAHAM BENNETT AND MARY BUCHANAN BENNETT

SEND GREETING:

WHEREAS, we the said **Graham Bennett and Mary Buchanan Bennett**

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to **Nena McSwain Carpenter**

in the full and just sum of **Thirty Thousand and No/100ths**

\$ **30,000.00** DOLLARS, to be paid at

interest thereon from date hereof until maturity at the rate of **five & three-fourths** ($5\frac{3}{4}\%$) per centum per annum,

said principal and interest being payable in **monthly** installments as follows:

Beginning on the **6th** day of **October** 19**61**, and on the **6th** day of each **succeeding month**

of each year thereafter the sum of \$ **210.64** to be applied on the

interest and principal of said note, said payments to continue up to and including the **6th** day of **August**

19**81**, and the balance of said principal and interest to be due and payable on the **6th** day of **September**

19**81**; the aforesaid **monthly** payments of \$ **210.64** each are to be applied first to

interest at the rate of **five & three-fourths** ($5\frac{3}{4}\%$) per centum per annum on the principal sum of \$ **30,000.00** or

so much thereof as shall, from time to time, remain unpaid and the balance of each **monthly** 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 (10%) per cent, of the indebtedness as attorneys' 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 **Graham Bennett and Mary Buchanan Bennett**

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **Nena McSwain Carpenter** according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

Graham Bennett and Mary Buchanan Bennett

in hand and truly paid by the said **Nena McSwain Carpenter**

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 **NENA MCSWAIN CARPENTER:**

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 5, 6 and 7 as shown on a plat of property of Wade Cothran, prepared by Dalton & Neves, dated July, 1927, recorded in the R.M.C., Office for Greenville County, South Carolina, in Plat Book H at page 163, and having, in the aggregate, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Cothran Street and McDaniel Avenue, and running thence with the Northern side of Cothran Street S. 81-15 E. 170 feet to an iron pin