

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA,
County of Greenville,

I, William Diederich, of the County and State aforesaid

SEND GREETING:

WHEREAS, I the said William Diederich

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company in the full and just sum of Seven Thousand (\$7,000.00) (\$7,000.00) DOLLARS, to be paid at Canal Insurance Company, in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of May, 1946, and on the 1st day of each month of each year thereafter the sum of \$ 42.42, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of April, 1966, and the balance of said principal and interest to be due and payable on the 1st day of April, 1966; the aforesaid monthly payments of \$ 42.42 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 7,000.00 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 four (4) 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 I, William Diederich, the said William Diederich in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said William Diederich in hand and truly paid by the said Canal Insurance Company

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 Canal Insurance Company, its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Parkwood Avenue, known and designated as lot No. 4 of property of Central Realty Corporation according to a plat of said property made by Dalton & Neves, dated April 1945, recorded in the R.M.C.A. Office for said Greenville County in Plat Book B page 177, and having according to the said plat the following metes and bounds:

BEGINNING at a stake on the West side of said Parkwood Avenue, joint corner of lots Nos. 3 and 4, and thence running with the joint line of said lots Nos. 3 and 4, N. 68-44 W. 140 feet to a stake, joint rear corner of lots Nos. 3 and 4; thence N. 19-30 E. 52 feet to a stake, joint rear corner of lot No. 4 and lot owned by Central Realty Corporation, designated as lot No. 4-A; thence along the line of lots Nos. 4 and 4-A, S. 70-47 E. 140 feet to a stake on the West side of Parkwood Avenue, joint corner of said lots Nos. 4 and 4-A; thence along the west side of said Parkwood Avenue, S. 19-30 W. 57 feet to the point of beginning, at the joint corner of lots Nos. 3 and 4, on Parkwood Avenue.

This is the same lot conveyed to me, said William Diederich, mortgagor herein, by Central Realty Corporation by its deed dated April 1, 1946, and recorded in the R.M.C. Office for said Greenville County in Deed Book _____ Page _____.

For Assignment to this mortgage see R.E.M. Book 347 Page 233

For Satisfaction see R.E.M. Book 1017 Page 90

INDEXED AND CANCELLED OF RECORD
DAY OF Dec. 1945
Ollie J. Rainey
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:18 O'CLOCK P. M. NO. 18577