

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

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

The Mortgage Assigned to *United Life & Accident Ins. Co.*
of _____ day of _____ 19____ Assignment recorded
in Vol. _____ of R. E. Mortgage at Page _____

Carnice Treadaway

SEND GREETING:

WHEREAS, I the said Carnice Treadaway

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Bank of Greenwood, Greenwood, South Carolina in the full and just sum of Four Thousand (\$4,000.00) DOLLARS, to be paid at Office of Bank of Greenwood, 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 September, 1946, and on the 1st day of each month of each year thereafter the sum of \$29.60, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July, 1961, and the balance of said principal and interest to be due and payable on the 1st day of August, 1961; the aforesaid monthly payments of \$29.60 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$4,000.00 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. **four (4%)**

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 the said Carnice Treadaway in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bank of Greenwood, Greenwood, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me Carnice Treadaway the said in hand and truly paid by the said Bank of Greenwood, Greenwood, S. C. 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 Bank of Greenwood, Greenwood, S. C., 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 East side of Springside Street (also known as Fourth Avenue North) near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #44 on Plat of property of J. R. West, made by Dalton & Neves, Engineers, December 1939, recorded in the RMC Office for Greenville County, S. C. in Plat Book "D", Page 312-317, and having, according to said Plat, and a recent survey made by Pickell & Pickell, dated July 25, 1946, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Springside Street at joint front corner of Lots 43 and 44, said pin also being 562.5 feet in a Northerly direction from the Northeast corner of the intersection of Springside Street and Easley Bridge Road; thence with the East side of Springside Street, N. 16-50 W. 67.5 feet to an iron pin at corner of Lot 45; thence with the line of Lot 45, N. 73-10 E. 128 feet to an iron pin; thence S. 73-10 W. 67.5 feet to an iron pin; thence with the line of Lot 43, S. 73-10 W. 128 feet to an iron pin on the East side of Springside Street the beginning corner.

This is the same property conveyed to me by deed of Lillian J. Whitmire to be recorded herewith.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the existence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments, hazard insurance, and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. And default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required hereunder.

State of New Hampshire
County of Merrimack

We acknowledge that we have received full payment and satisfaction of the debt secured by the within Mortgage, and Carnice Treadaway is hereby discharged therefrom.

This 19th day of June, 1951

