

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

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

C. L. Horton and Ruth C. Horton

SEND GREETING:

WHEREAS, ~~we~~ the said C. L. Horton and Ruth C. Horton

in and by ~~our~~ certain promissory note in writing, of even date with these presents ~~are~~ well and truly indebted to L. S. Crain
in the full and just sum of ~~Seven Thousand~~ (\$7000.00) DOLLARS, to be paid at ~~15 Spring Street~~ ^{Spartanburg} in ~~Greenville~~, S. C., together with interest thereon from date hereof
until maturity at the rate of ~~Four and one-half~~ ^{Four and one} (~~4 1/2~~ ⁴) per centum per annum, said principal and interest being payable in ~~monthly~~
installments as follows:

Beginning on the ~~9th~~ day of ~~August~~, 19 ~~46~~, and on the ~~9th~~ day of each ~~month~~
of each year thereafter the sum of \$ ~~63.07~~, to be applied on the interest and principal of said note, said payments to continue up to and including
the ~~9th~~ day of ~~June~~, 19 ~~58~~, and the balance of said principal and interest to be due and payable on the ~~9th~~
day of ~~July~~, 19 ~~58~~; the aforesaid ~~monthly~~ payments of \$ ~~63.07~~
each are to be applied first to interest at the rate of ~~Four and one-half~~ per centum per annum on the principal sum of \$ ~~7000.00~~ 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 C. L. Horton and Ruth C. Horton
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said L. S. Crain
according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to ~~us~~
the said C. L. Horton and Ruth C. Horton
in hand and truly paid by the said L. S. Crain
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 L. S. Crain, his Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northwest side of Grove Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 32 and 33 and the South-western half of Lot 31 of Block A, on plat of Grove Park Subdivision, made by W. J. Riddle, Surveyor, April 1939, recorded in Plat Book J, Pages 68 and 69, RMC Office for Greenville County, and having according to a Plat made by W. J. Riddle, May 20, 1942, after Grove Road was widened and a portion of the lot shown on the recorded plat was included within the right-of-way of Grove Road, and is exclusive of said right-of-way, the following metes and bounds, to-wit:-

BEGINNING at a point where the Northwest side of Grove Road as now located intersects with the Northeast side of Brookway Drive and running thence along the Northwest side of Grove Road N. 40-22 E. 62.6 feet to an iron pin in the center of the front line of Lot 31; thence through the center of Lot 31, N. 53-28 W. 150 feet, more or less, to an iron pin on the Southeast side of an unnamed Street, said pin being in the center of the rear line of Lot 31; thence along the Southeast side of said unnamed Street, S. 36-32 W. 62.5 feet to an iron pin at the intersection of said unnamed Street with Brookway Drive; thence along the Northeast side of Brookway Drive, S. 53-28 E. 144.7 feet to the beginning corner.

This is the same property conveyed to us by deed of H. L. McLendon, of even date to be recorded herewith.

*Paid and Satisfied in Full this
11th day of October, 1948*

L. S. Crain (L.S.)

*witness -
P. Bradley Morrish, Jr.*

Helen C. Asbury

SATISFIED AND CANCELLED OF RECORD
12 DAY OF October 1948
Ollie Parnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 10:29 O'CLOCK A.M. No. 22394