

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

For assignment, see R.E.M. Book 352, Page 50.

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

I, Roman J. Robinson, of Greenville County, South Carolina,

SEND GREETING:

WHEREAS, I the said Roman J. Robinson,

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 Forty-three Hundred Fifty & No/100 (\$4,350.00) DOLLARS, to be paid at Canal Ins. Co. Office, in Greenville, S. C., together with interest thereon from August 1, 1946 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 \$ 26.36, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of August, 1966, and the balance of said principal and interest to be due and payable on the 1st day of August, 1966; the aforesaid monthly payments of \$26.36 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$4,350.00 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, Roman J. Robinson, the said Roman J. Robinson 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 Roman J. Robinson 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 lot of land situate, lying and being on the East side of Zara Street, County of Greenville, State of South Carolina, just outside the city limits of the City of Greenville, (made by W.J. Riddle, February 2nd 1946, recorded in RMC Office being known and designated as lot No. 4 on a plat of property of Central Realty Corporation for said Greenville County in Plat Book E, page 105, and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at a point on the East side of said Zara Street 143.3 feet from the intersection of Maco Street and Zara Street, at the joint corner of lots Nos. 1 and 4, and running thence with the East side of Zara Street, N. 64-30 E. 50 feet to a point which is the joint corner of lots Nos. 4 and 5; thence along the joint line of said lots Nos. 4 and 5, S. 25-30 E. 150 feet to a point which is the joint rear corner of lots Nos. 4 and 5; thence S. 64-30 W. 50 feet to a point which is the joint rear corner of lots Nos. 4 and 3; thence along the joint line of lot No. 4 and the rear line of lots Nos. 1, 2, and 3, N. 25-30 W. 150 feet to the point on East side of Zara Street which is the beginning corner, being the joint corner of lots Nos. 1 and 4.