

State of South Carolina,

County of GREENVILLE

FILED GREENVILLE CO. S. C.

JUN 9 8 13 AM 1948

OLLIE FARNSWORTH R.M.C.

I. DORMAN E. TRAYNHAM

SEND GREETING:

WHEREAS, I the said DORMAN E. TRAYNHAM

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to L. A. Moseley in the full and just sum of Seven Hundred, Eighty-Four & 95/100 (\$ 784.95) DOLLARS, to be paid at offices of mortgagee in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five (5%) per centum per annum, said principal and interest being payable in equal monthly installments as follows:

Beginning on the 1st day of July, 1948, and on the 1st day of each succeeding calendar month thereafter until paid in full, the sum of \$ Twenty-Five (25.00) be applied on the interest and principal of said note, said payments to continue until and including the day of 10-27 and the balance of said principal and interest to be due and payable on the day of 10-27; the aforesaid monthly payments of \$ 25.00 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$ 784.95 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 I the said Dorman E. Traynham

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said L. A. Moseley according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Dorman E. Traynham in hand and truly paid by the said L. A. Moseley 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. A. Moseley, 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 West side of High Valley Boulevard near the City of Greenville, in State and County aforesaid, being shown as Lot No. 44 on plat of Fresh Meadow Farms made by M.H. Woodward, Engineer, May 21, 1945, recorded in the R.M.C. Office, Greenville County, S.C. in Plat Book "M", at page 127, said lot having a frontage on the West side of High Valley Boulevard of 105 feet and such other metes and bounds and distances as shown on said plat, reference to which is hereby expressly craved for a more complete description.

Being the identical property conveyed to the Mortgagor herein by deed of L.A. Moseley of even date to be recorded, and this mortgage is given to procure funds with which to pay a portion of the purchase price. This mortgage is Junior to Mortgage to Fidelity Federal Savings and Loan Association for \$4,000.00

[Handwritten notes and signatures at the bottom of the page, including names like "L. A. Moseley" and "Dorman E. Traynham"]