

NOV 28 3 31 PM 1952

State of South Carolina, FARNSWORTH R. M. C.

COUNTY OF Greenville

MAE M. HOLDER SEND GREETING: WHEREAS, I the said Mae M. Holder

in and by the First National Bank of Greenville, S. C., as trustee of the Estate of H. C. Hagood, deceased in the full and just sum of Twenty Thousand and No/100 (\$20,000.00) DOLLARS, to be paid at 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 monthly installments as follows:

Beginning on the 28th day of December, 1952, and on the 28th day of each month of each year thereafter the sum of \$212.14, to be applied on the interest and principal of said note, said payments to continue up to and including the 28th day of October, 1962, and the balance of said principal and interest to be due and payable on the 28th day of November, 1962; the aforesaid monthly payments of \$212.14 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$20,000.00 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.

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 mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said mortgagor, the said mortgagee in hand and truly paid by the said mortgagee

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 The First National Bank of Greenville, S. C., as Trustee of the Estate of H. C. Hagood, deceased, its successors and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the North side of Pendleton Street in section formerly known as West Greenville (now the City of Greenville), Greenville County, South Carolina, being shown as Lots 5 and 6 on a subdivision known as Providence, the plat of which is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "A", at page 411, said lots together having a frontage of 40 feet on the North side of Pendleton Street, running back to a depth of 80 feet on the East side, to a depth of 80 feet on the West side and being 40 feet across the rear.

This is the same property conveyed to the Mortgagor by deed of Rena Rice Geer, dated May 8, 1944, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 263, at page 349.

Hand in full and...