

FILED
GREENVILLE CO. S. C.

State of South Carolina,

JAN 3 10 46 AM 1953

COUNTY OF GREENVILLE.

OLLIE FARNSWORTH
R. M. C.

I, H. GRICE HUNT,
WHEREAS, I the said H. GRICE HUNT, SEND GREETING:

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY in the full and just sum of Twenty-five Thousand (\$25,000.00) DOLLARS, to be paid at in 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 February, 1953, and on the 1st day of each month of each year thereafter the sum of \$ 253.20, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of December 1962, and the balance of said principal and interest to be due and payable on the 1st day of January 1963; the aforesaid monthly payments of \$ 253.20 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 25,000.00 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 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 H. Grice Hunt, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Provident Life and Accident 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 H. Grice Hunt

Provident Life and Accident Insurance Company in hand and truly paid by the said Provident Life and Accident 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 Provident Life and Accident Insurance Company:

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southern side of Augusta Street, being shown as the major portion of Lot No. 3, Plat of property of Mary B. Lewis recorded in Plat Book "E" at page 213 in the R. M. C. Office for Greenville County, South Carolina, and also as shown on a recent plat prepared by Piedmont Engineering Service, Greenville, S. C., Dated December 23, 1952, entitled "Property of H. Grice Hunt, Greenville, S. C.", and having according to said recent plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Augusta Street at the joint front corner of Lots Nos. 3 and 4 of the Mary B. Lewis Property, which iron pin is 113.1 feet from the intersection of Augusta Street and Melville Avenue, and running thence with the line of Lot No. 4 S. 21-41 W. 411.5 feet to an iron pin; thence S. 64-40 E. 77.9 feet to an iron pin in the line of Lot No. 2; thence with the line of Lot No. 2 N. 25-44 E. 375.3 feet to an iron pin on the Southern side of Augusta Street; thence with the Southern side of Augusta Street N. 46-30 W. 112.9 feet to an iron pin, the beginning corner.

The above described property is the identical property conveyed to the mortgagor herein by deed of Martha S. Scott to be recorded.