

MORTGAGE Form Prepared by Farnsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

State of South Carolina,

FILED
GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MAR 25 4 31 PM 1953

OLLIE FARNSWORTH
R. M. C.

H. C. HARPER AND HUGH B. CROXTON SEND GREETING:
WHEREAS, we the said H. C. Harper and Hugh B. Croxton

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to The First National Bank of Greenville, S. C., Trustee in the full and just sum of Two Thousand (\$2,000.00) - - - - - (\$2,000.00) DOLLARS, to be paid at its Offices 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 semi-annual installments as follows:

Beginning on the 11th day of September, 1953, and on the 11th day of each September and March of each year thereafter the sum of \$228.52, to be applied on the interest and principal of said note, said payments to continue up to and including the 11th day of September, 1957, and the balance of said principal and interest to be due and payable on the 11th day of March, 1958, the aforesaid semi-annual payments of \$228.52 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$2,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each semi-annual 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 H. C. Harper and Hugh B. Croxton, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville, S. C., Trustee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said H. C. Harper and Hugh B. Croxton in hand and truly paid by the said The First National Bank of Greenville, S. C., Trustee 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., TRUSTEE

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina on branch waters or Rocky Creek containing 6.31 acres, more or less, according to survey and plat made by W. J. Riddle, Surveyor, August 1, 1944, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of County Road at a point where said road crosses a bridge or culvert, and running thence along the center of said road N. 66-10 W. 1092.5 feet to an iron pin; thence S. 35 E. 80.4 feet to a stake; thence S. 11-43 E. 324 feet to an iron pin; thence S. 41-45 E. 172 feet to an iron pin; thence S. 79 E. 738 feet to an iron pin on branch; thence with the branch as the line N. 10-10 E. 200 feet to the beginning.

This is the same property conveyed to the mortgagors herein by deed of Allie M. Bishop to be recorded.