

MORTGAGE: Prepared by Rainey, Fant & Brawley, Attorneys at Law, Greenville, S. C. COLLIE FARNSWORTH R.M.C.

# State of South Carolina,

COUNTY OF GREENVILLE

ROBERT B. POLLOCK

WHEREAS, I the said Robert B. Pollock SEND GREETING:

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Carson W. Bowen

in the full and just sum of Six Hundred Thirty-Nine and 58/100 (\$639.58) 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 15th day of February, 1954, and on the 15th day of each month thereafter the sum of \$50.00 interest and principal of said note, said payments to continue thereafter until said indebtedness is paid in full, and the balance of said principal and interest to be due and payable on the day of the month, the aforesaid monthly payments of \$50.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$639.58 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 ten (10%) per cent, of the indebtedness as attorney's 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(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 Carson W. Bowen, his heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the northwest corner of Potomac Avenue and Long Hill Street, in the City of Greenville, Greenville County, South Carolina, and being shown as Lot No. 161 on plat No. 1 of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "P", at Page 93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake at the northwestern corner of Potomac Avenue and Long Hill Street, and running thence with the western side of Long Hill Street, N. 00-08 W. 135 feet to a stake at corner of Lot 136; thence with the line of said lot, S. 89-52 W. 60 feet to a stake at corner of Lot 162; thence with the line of said lot, S. 00-08 E. 160 feet to stake on Potomac Avenue; thence with the north side of Potomac Avenue, N. 89-52 E. 35 feet to a stake; thence with the curve of the intersection of Potomac Avenue and Long Hill Street (the chord being N. 45-08 E. 35.3 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Carson W. Bowen, dated January 20, 1954, and to be recorded herewith.

This mortgage is junior in rank to the lien of that mortgage this day given by me to C. Douglas Wilson & Co. in the original amount of \$9,150.00 and to be recorded herewith.