

FEB 25 4 45 PM 1954

State of South Carolina, DILLIE FARNOWORTH, M.C.

COUNTY OF GREENVILLE

E. MITCHELL ARNOLD AND MILLS H. HUGHEY

WHEREAS, we the said E. Mitchell Arnold and Mills H. Hughey SEND GREETING:

hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to RENA TILLMAN

hereinafter called the mortgagee(s) in the full and just sum of EIGHT THOUSAND, FIVE HUNDRED AND NO/100 (\$8,500.00) 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 1st day of April, 1954, and on the 1st day of each month of each year thereafter the sum of \$90.16, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of February, 1964, and the balance of said principal and interest to be due and payable on the 1st day of March, 1964; the aforesaid monthly payments of \$90.16 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$8,500.00 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 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 we, 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 E. Mitchell Arnold and Mills H. Hughey, 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 RENA TILLMAN, her heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the South side of East Stone Avenue in the City of Greenville, Greenville County, South Carolina, being shown as Lot 25, Section "H", on plat of Stone Land Company, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "A", at pages 337-345, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of East Stone Avenue, said pin being 62 feet East from the Southeast corner of the intersection of East Stone Avenue and Vannoy Street, and running thence along the South side of East Stone Avenue S. 71-50 E. 62 feet to an iron pin; thence along the line of Lot 26, S. 20-19 W. 175 feet to an iron pin; thence N. 71-50 W. 62 feet to an iron pin; thence with the line of Lot 24, N. 20-19 E. 175 feet to an iron pin on the South side of East Stone Avenue, the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Rena Tillman, dated February 24, 1954, and this mortgage is given to secure the remaining portion of the purchase price.