

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Madolyn H. Binder

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Madolyn H. Binder

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seven Thousand and no/100

(\$7,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four and three-fourths (4-3/4 %) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 15th day of October, 1954, and on the 15th day of each month of each year thereafter the sum of \$ 45.29

to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of August, 1974, and the balance of said principal and interest to be due and payable on the 15th day of September, 1974; the aforesaid monthly payments of \$ 45.29

each are to be applied first to interest at the rate of four and three-fourths (4-3/4 %) per centum per annum on the principal sum of \$ 7,000.00 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 instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 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 LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Northwesterly side of Rockwood Drive (formerly Jenkinson Boulevard), in the City of Greenville, S. C., and being shown as lot no. 19 on the plat of Rockwood Park and recorded in the S.C. Office for Greenville County, S. C. in Plat Book "S", pages 168 and 169, said lot fronting on the westerly side 100 feet on the Northwesterly side of Rockwood Drive and having a depth of 110 feet on the Southwesterly side, a depth of 230.6 feet on the Northeastern side, and being 75 feet across the rear.

The following prepayment privileges are reserved: A. During the first ten years from date of note: (1) to make additional principal payments on any interest payment date, provided however the payments thus made shall not for the entire amount of such portion of any consecutive number of the carrying charges as would be applied to principal if those monthly payments were made when due. The total amount paid shall not exceed \$700.00 during any twelve month period calculated from the date of the loan or any anniversary thereof; (2) to pay the entire balance of the loan on any interest payment date with a surrender charge of 2% of such balance as a penalty. B. After the end of ten years from date of note to pay the balance of the loan or any part thereof, without penalty.

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