

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

FILED GREENVILLE CO. S. C.

State of South Carolina

JAN 10 10 18 AM 1955

COUNTY OF Greenville

OLLIE FARNSWORTH R. M. C.

NUEL C. STOWE

SEND GREETING:

WHEREAS, I the said Nuel C. Stone

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to The South Carolina National Bank of Charleston

hereinafter called the mortgagee(s) in the full and just sum of Three Thousand and No/100 (\$3,000.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Six (6) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 18th day of February, 1955, and on the 18th day of each month of each year thereafter the sum of \$100.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest are paid in full; the aforesaid monthly payments of \$100.00 each are to be applied first to interest at the rate of Six (6) per centum per annum on the principal sum of \$3,000.00 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 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 The South Carolina National Bank of Charleston, its successors and assigns, forever:

All that lot of land with the improvements thereon situate at the Southwest corner of the New Buncombe Road (also known as U. S. Highway No. 25) and Woodland Drive near the City of Greenville, in Paris Mountain Township, Greenville County, South Carolina, being shown as Lot 24 on plat of Sans Souci Heights made by W. J. Riddle, Surveyor, March 1950, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "W", at page 155, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of the New Buncombe Road and Woodland Drive and running thence along the West side of the New Buncombe Road, S. 39-10 E. 75.3 feet to an iron pin; thence along the line of Lot 23, S. 50-50 W. 150 feet to an iron pin; thence still with Lot 23, N. 75-53 W. 45.2 feet to an iron pin on the East side of Tindal Road; thence with the East side of Tindal Road, N. 0-28 E. 60 feet to an iron pin; thence still along the East side of Tindal Road, N. 3-44 W. 61.5 feet to an iron pin at the Southeast corner of Tindal Road and Woodland Drive; thence along the South side of Woodland Drive, N. 78-34 E. 118.6 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Ben F. Perry, dated November 26, 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 446, at page 464.