

The State of South Carolina,
COUNTY OF Greenville

REC'D 3 12 1957
FILED

WE, T. J. PICKLESIMER & ELLA PICKLESIMER SEND GREETING:

Whereas, We, the said T. J. Picklesimer & Ella Picklesimer

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 The South Carolina National Bank of Charleston As Trustee Under Agreement Dated March 23, 1945, with Nelson B. Arrington

hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand and No/100 - - - - -

----- DOLLARS (\$7,000.00), to be paid at Greenville in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of (5 1/2 %) per centum per annum, said principal and interest being payable in quarterly installments as follows:

Beginning on the 17th day of March, 1957, and on the 17th day of each June, September, December & March of each year thereafter the sum of \$ 325.00 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 quarterly payments of \$ 325.00 each are to be applied first to interest at the rate of five & one-half (%) 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 quarterly 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 herein 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 Us, 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 as Trustee under agreement dated March 23, 1945, with Nelson B. Arrington, its successors and assigns, forever:

ALL those lots of land, situate on the South side of Palmetto Avenue, near the City of Greenville, in Greenville County, S. C., being shown as Lots 28, 29, 30 on plat of G. J. Douglas Estate, made by C. M. Furman, Engineer, April 1923, recorded in the RMC Office for Greenville County, S. C. in Plat Book "F", at pages 126 and 127 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Palmetto Avenue and Worth Street and running thence along the South side of Palmetto Avenue, S. 79-10 E. 210 feet to an iron pin; thence with the line of Lot 27, S. 10-50 W. 141.3 feet to an iron pin; thence N. 79-10 W. 210 feet to an iron pin on the East side of Worth Street; thence along the East side of Worth Street, N. 10-50 E. 141.3 feet to the beginning corner.

Lot No. 28 referred to above was conveyed to the mortgagors herein by deed of Claude Hale, dated July 17, 1939, recorded in THE RMC Office for Greenville County, S. C. in Deed Book 212, at page 187, and lots 29 and 30 referred to above were conveyed to the mortgagor, T. J. Picklesimer, by deed of O. P. Earle as conservator of the Mechanics Building and Loan Association of Greenville, S. C., dated February 12, 1940, recorded in the RMC Office for Greenville County, S. C. in Deed Book 218, at page 237.