

State of South Carolina, ) SEP 1 4 53 PM 1959

County of Greenville

OLLIE F. NEWBORTH  
A. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Stobo W. Bradham and Marilu B. Bradham,

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor S. Stobo W. Bradham and Marilu B. Bradham,

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 Thirteen Thousand Five Hundred and no/100(\$ 13,500.00) 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 five and three-fourths (5-3/4%) per centum per annum, said principal and interest being payable in monthly instalments as follows:Beginning on the first day of October, 19 59, and on the first day of each month of each year thereafter the sum of \$ 94.91to be applied on the interest and principal of said note, said payments to continue up to and including the first day of August, 19 79, and the balance of said principal and interest to be due and payable on the first day of September, 19 79; the aforesaid monthly payments of \$ 94.91each are to be applied first to interest at the rate of five and three-fourths (5-3/4%) per centum per annum on the principal sum of \$ 13,500.00 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 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 at the southwesterly corner of the intersection of McCarter Avenue and Drexel Avenue, near the City of Greenville, S. C., and being designated as Lot 41, Section 1 of Lake Forest Heights, and also a parcel of land triangular in shape adjacent and to the rear of said lot, the plat of Lake Forest Heights being recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, page 153, said lot having according to a survey made by R. W. Dalton, dated August, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of McCarter Avenue, joint front corner of Lots 41 and 42, Section 1, and running thence along the common line of said lots S 12-39 W 147.9 feet to an iron pin; thence S 77-52 E 199 feet to an iron pin on the westerly side of Drexel Avenue; thence along the westerly side of said Avenue N 7-15 E 70 feet to an iron pin; thence continuing with said Avenue N 1-15 E 42 feet to an iron pin at the intersection of Drexel Avenue and McCarter Avenue; thence around said intersection on a curve, the chord of which is N 34-40 W 39.8 feet to an iron pin on the southerly side of McCarter Avenue; thence along said Avenue N 71-18 W 72 feet to an iron pin; thence continuing with said Avenue N 76-57 W 83 feet to an iron pin, the point of beginning.

The following prepayment privileges are reserved:

A. During the first ten years from date of the note: (1) On any interest payment date to make additional principal payments; provided, however, that the total of such payments made during any twelve month period calculated from the date of the note or any anniversary thereof shall not exceed \$1,350.00; (2) On any interest payment date to make additional principal payments in excess of the amount provided under (1) above up to, and including, the entire balance due on the loan with a charge of 2% of such excess as consideration.

B. On any interest payment date after the end of ten years from date of note to pay the total principal balance, or any part thereof without penalty.