

BOOK 836 PAGE 438

GREENVILLE CO. S. C.

State of South Carolina

PURCHASE MONEY MORTGAGE

COUNTY OF GREENVILLE

SEP 21 4 12 PM 1960
OLLIE NORTH
R.M.C.

JOHN COLLIER CRAFT AND CAROLINE B. CRAFT

SEND GREETING:

WHEREAS, we the said John Collier Craft and Caroline B. Craft

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to James R. Hall

in the full and just sum of Two Thousand and No/100ths (\$2,000.00) 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 1st day of November, 1960, and on the 1st day of each succeeding month of each year thereafter the sum of \$ 33.15

to be applied on the 1st day of September, 1960, and the balance of said principal and interest to be due and payable on the 1st day of October, 1960; the aforesaid monthly payments of \$ 33.15 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 2,000.00 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 of 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 (10%) per cent, of the indebtedness as attorneys' 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 John Collier Craft and Caroline B. Craft

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said James R. Hall according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

Craft the said John Collier Craft and Caroline B. Craft in hand and truly paid by the said James R. Hall

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 JAMES R. HALL:

All that piece, parcel or lot of land situate, lying and being on the Northeastern side of Watkins Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 as shown on a plat of Sharon Park, prepared by C.C. Jones & Associates, Engineers, dated April, 1955, revised May 15, 1956, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE at page 130, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Watkins Road at the joint front corner of Lots Nos. 2 and 3, and running thence with the line of Lot No. 2 N. 60-29 E. 175 feet to an iron pin in the rear line of Lot No. 13; thence with the rear lines of Lots Nos. 13 and 12 N. 29-31 W. 85 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 S. 60-29 W. 175 feet to an iron pin on the Northeastern side of Watkins Road; thence with the Northeastern side of Watkins Road S. 29-31 E. 85 feet to the point of beginning.

(continued-reverse side)

RECORDED AND CERTIFIED BY REC'D
DAY OF SEP 21 1960
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT THE CITY OF GREENVILLE, S. C.