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OLLIE FARNSWORTH  
R. H. C.

MORTGAGE OF REAL ESTATE—Prepared by Ralney, Fant & Horton, Attorneys at Law, Greenville, S. C.

BOOK 1127 PAGE 511

The State of South Carolina,  
COUNTY OF Greenville

JAMES CARL CONNELLY SEND GREETING:

Whereas, I, the said James Carl Connelly

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 MAHLON L. POLK, Mahlon L. Polk Jr. and Jimmy C. Polk

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

-----DOLLARS (\$ 11,000.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of **Seven--- ( 7%)** per centum per annum, said principal and interest being payable in **monthly** installments as follows: (with the provision that the interest rate may be increased or decreased) Beginning on the day of , 10 , and on the day of each of each year thereafter the sum of \$ **85.29** , to be applied on the interest and principal of said note, said payments to continue up to and including the day of 10 , and the balance of said principal and interest to be due and payable on the day of 10 ; the aforesaid **monthly** payments of \$ **85.29** each are to be applied first to interest at the rate of **Seven----- ( 7%)** per centum per annum on the principal sum of \$ **11,000.00** 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 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 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 MAHLON L. POLK, Mahlon L. Polk Jr., Jimmy C. Polk ~~Their~~ Heirs and Assigns, forever:

ALL that piece, parcel or lot of land in Greenville Township, being known and designated as Lot No. 125 according to a plat of the Property of Sans Souci Housing, Inc., plat made by Piedmont Engineering Service on January 16, 1950, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book X, at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Rutledge Avenue at the joint front corner of Lots Nos. 125 and 126, and running thence along the line of Lot No. 126, S 64-45 E, 143.3 feet to an iron pin at the rear corner of Lot No. 126; thence N 29-36 E, 65.4 feet to an iron pin at the rear corner of Lot No. 124; thence along the line of Lot No. 124, N 64-45 W, 148.4 feet to an iron pin on the Eastern side of Rutledge Avenue; thence along Rutledge Avenue, S 25-15 W, 65 feet to an iron pin at the point of beginning.

This being the same property conveyed to the mortgagor by deed of Mahlon L. Polk and Maude B. Polk of even date herewith to be recorded.

In addition to the insurance hereinafter provided for, the mortgagor agrees that he will keep in force a homeowners policy of insurance covering the lands and improvements above described for a minimum of \$10,500.00 and will keep all premiums thereon duly prepaid.