

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

OLLIE FARNSWORTH
R. M. C.

BOOK 1132 PAGE 181

The State of South Carolina,
COUNTY OF Greenville

SEND GREETING:

Whereas, I, the said CHESTER A. REECE

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, (Greenville, S. C. Branch)

hereinafter called the mortgagee(s), in the full and just sum of One Hundred Thirty Thousand and No/100

-----DOLLARS (\$ 130,000.00 to be paid at said bank 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:

Beginning on the 10th day of September, 19 69, and on the 10th day of each month of each year thereafter the sum of \$ 1,168.51, to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of July 19 84, and the balance of said principal and interest to be due and payable on the 10th day of August 19 84; the aforesaid monthly payments of \$ 1,168.51 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$ 130,000.00 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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C. Branch, Its Successors and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of U. S. Highway No. 276 (also Laurens-Greenville Road) in the Town of Mauldin in Greenville County, S. C., being shown as 1.14 acres on Plat of Property of Chester A. Reece, recorded in the RMC Office for Greenville County, S. C., in Plat Book YYY, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of U. S. Highway No. 276 at the Southwest corner of property of The South Carolina National Bank of Charleston, and runs thence along the line of said bank property N. 78-49 E. 313 feet to an iron pin from the Western edge of a 50-foot unnamed street; thence along the western edge of said street, S. 18-34 E. 160 feet to an iron pin; thence along the line of property of T. C. Alexander S. 78-49 W. 313 feet to an iron pin on the East side of U. S. Highway No. 276; thence along the East side of said Highway, N. 18-34 W. 160 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of T. C. Alexander.