

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

NOV 8 3 44 PM 1951

State of South Carolina, <sup>OLLIE FARNSWORTH</sup>  
R. M. C.

COUNTY OF GREENVILLE

E. C. HONOUR

SEND GREETING:

WHEREAS, I the said E. C. Honour

in and by me certain promissory note in writing, of even date with these presents am well and truly indebted to The First National Bank of Greenville, South Carolina, as Committee for Lois Chapin Hudson, TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS, to be paid at its office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 8th day of December, 1951, and on the 8th day of each month of each year thereafter the sum of \$37.75, to be applied on the interest and principal of said note, said payments to continue up to and including the 8th day of October, 1956, and the balance of said principal and interest to be due and payable on the 8th day of November, 1956; the aforesaid monthly payments of \$37.75 each are to be applied first to interest at the rate of Five (5%) 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 or 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 I the said E. C. Honour

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville, South Carolina, as Committee for Lois Chapin Hudson, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said E. C. Honour in hand and truly paid by the said The First National Bank of Greenville, South Carolina, as Committee for Lois Chapin Hudson 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 First National Bank of Greenville, South Carolina, as Committee for Lois Chapin Hudson, its successors and assigns, forever:

All that lot of land with the improvements thereon, situate on the North side of Watts Avenue in the City of Greenville, in Greenville County, S. C., shown as Lot 27 and a part of Lot 1 on Plat of property of Parrish, Gower and Martin, made by Dalton & Neves, Engineers, dated March 1928, recorded in the R. M. C. office in Plat Book G, Page 197, and having according to said plat the following metes and bounds to wit:

BEGINNING at iron pin on the North side of Watts Avenue at joint front corner of Lots 26 and 27, running thence with the line of Lot 26 N 0-48 E 175 feet to iron pin; thence S 88-58 E 62.8 feet to iron pin; thence S 4-22 W 94.8 feet to iron pin at joint rear corner Lots 1 and 2; thence along line of Lot 2 S 85-38 E 20 feet to iron pin; thence across Lot 1 S 4-22 W 77.4 feet, more or less, to iron pin on the North side of Watts Avenue; thence along the North side of Watts Avenue N 88-58 W 72 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of B. B. Smith, dated June 14, 1930, recorded in the R. M. C. office in Deed Book 151, Page 132; and by deed of S. E. Colvin, Jr., as Trustee of the Estate of C. D. Speegle, dec., by deed dated November 1, 1947, recorded in the R. M. C. office in Deed Book 325, Page 344.