

State of South Carolina,

COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S.C.
JUL 23 3 15 11 1952
CLERK: FANNING SMITH
R.M.E.

I, JOE L. CLEMENT, SEND GREETING:
WHEREAS, I the said JOE L. CLEMENT,

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., AS TRUSTEE FOR THE JOHN W. ARRINGTON FOUNDATION in the full and just sum of Ten Thousand (\$ 10,000.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of three (3) per centum per annum, said principal and interest being payable in monthly installments as follows:
Beginning on the 1st day of September, 1952, and on the 1st day of each month of each year thereafter the sum of \$ 132.14, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July, 1959, and the balance of said principal and interest to be due and payable on the 1st day of August, 1959, the aforesaid monthly payments of \$ 132.14 each are to be applied first to interest at the rate of three (3) per centum per annum on the principal sum of \$ 10,000.00 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, Joe L. Clement, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee of the John W. Arrington Foundation according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

Joe L. Clement, the said Joe L. Clement, in hand and truly paid by the said The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the John W. Arrington Foundation 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., as Trustee for the John W. Arrington Foundation

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northern side of Ashley Avenue and being known and designated as Lot No. 3 as shown on a plat of property of W. L. Gassaway recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 73, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northern side of Ashley Avenue at joint corner of Lots Nos. 3 and 4, which point is approximately 513.3 feet West from the Northwestern corner of the intersection of Ashley Avenue and North Main Street; thence along line of Lots Nos. 3 and 4 N. 24-38 E. 158.5 feet to an iron pin at joint rear corner of said lots in line of property now or formerly of L. O. Patterson; thence along line of Patterson property N. 79-25 W. 61.85 feet to an iron pin at joint rear corner of Lots Nos. 2 and 3 in line of Patterson property; thence along joint line of said Lots Nos. 2 and 3 S. 24-38 W. 143.7 feet, more or less, to joint corner of said lots on Ashley Avenue; thence along the Northern side of said Ashley Avenue S. 65-30 E. 60 feet to the beginning corner.

This is the identical property that was conveyed to the mortgagor herein by Robert L. Bruns by deed of even date and to be recorded herewith.