

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

MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA, County of Greenville,

For assignment, See R. G. M. Book 348, Page 117

I, Edwin K. Watson, of Greenville County, South Carolina

SEND GREETING:

WHEREAS, I the said Edwin K. Watson

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company in the full and just sum of Fifty-five Hundred & No/100 July 1, 1946 (\$5,500.00) DOLLARS, to be paid at Canal Ins. Co. Office in Greenville, S. C., together with interest thereon from until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August, 1946, and on the 1st day of each month of each year thereafter the sum of \$33.33, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July, 1966, and the balance of said principal and interest to be due and payable on the 1st day of July, 1966, the aforesaid monthly payments of \$33.33 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$5,500.00 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 Edwin K. Watson in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Edwin K. Watson in hand and truly paid by the said Canal Insurance Company 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 Canal Insurance Company, its successors and assigns:-

All that certain lot of land situate, lying and being on the West side of a street known as Maco Terrace, County of Greenville, State of South Carolina, just outside the City limits of the City of Greenville, being known and designated as lot No. 23-A on plat of property of Central Realty Corporation according to plat of said property made by Pickell & Pickell, Marsh 13, 1946, and revised May 31, 1946, recorded in the R.M.C. Office for Said Greenville County in Plat Book P, page 51, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the West side of said Maco Terrace 225 feet from the intersection of said Maco Terrace and Ackley Road, which point is the joint corner of lots Nos. 22-A and 23-A and running thence with the said Maco Terrace, S. 36-05 E. 75 feet to a point which is the joint corner of lots Nos. 23-A and 24-A on the said Maco Terrace; thence with the joint line of lots Nos. 23-A and 24-A, S. 54-03 W. 145 feet to a point which is the joint rear corner of lots Nos. 23-A and 24-A; thence N. 36-05 W. 75 feet to a point which is the joint rear corner of lots Nos. 23-A and 22-A; thence along the joint line of said lots Nos. 22-A and 23-A, N. 54-03 E. 145 feet to the point of beginning, joint corner of lots Nos. 22-A and 23-A on the West side of Maco Terrace.

(E.K.W)

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payment of principal and interest he will pay to mortgagee a pro rata portion of the tax assessments and insurance premium next to become due, as estimated by the mortgagee, and further agrees to pay on demand such further sums as may be necessary to pay said annual charges when actually determined. Moneys so held shall not bear interest, and upon default may be applied by mortgagee on account of the mortgage indebtedness.

The debt hereby secured is paid in full and the lien of this instrument is satisfied, being mortgage recorded in Book 348 Page 103, the undersigned being the owner and holder thereof. Witness the undersigned by its corporate seal and the hand of its duly authorized officer this 25 day of May 1961.

New York Life Insurance Company By Eugene S. Owenshire Second Vice President

In the presence of: Josephine M. Cheyral Lawrence V. Hunter

SATISFIED AND CANCELLED OF RECORD 21 DAY OF Feb. 1961 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:41 O'CLOCK A. M. NO. 20129