

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

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

ALBERT W. BAILEY

SEND GREETING:

WHEREAS, I the said ALBERT W. BAILEY

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to The Citizens Bank, Fountain Inn, S. C. in the full and just sum of Sixty-five Hundred & No/100 (\$6,500.00) DOLLARS, to be paid at its banking office Fountain Inn, Greenville, S. C., together with interest thereon from date hereof 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 November, 1946, and on the 1st day of each month of each year thereafter the sum of \$4.31, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of September, 1971, and the balance of said principal and interest to be due and payable on the 1st day of October, 1971; the aforesaid monthly payments of \$4.31 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$6,500.00 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. four (4%)

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 Albert W. Bailey

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Citizens Bank, Fountain Inn, S. C. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said Albert W. Bailey

in hand and truly paid by the said The Citizens Bank, Fountain Inn, S. C.

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 Citizens Bank, Fountain Inn, S. C., its Successors and Assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of of Craig Street, in the Town of Fountain Inn, County of Greenville State of South Carolina, being shown as Lot #5 on Plat of property of George P. Wenek made by E. E. Gary, Surveyor, June 21, 1946, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Craig Street at corner of property of J. H. Nelson and running thence with the said Nelson line S. 83-45 E. 6.30 chains to an iron pin; thence N. 4-00 E. 85 links to an iron pin at corner of Lot 2; thence with the line of Lot 2 N. 81-45 W. 6.27 chains to an iron pin on the East side of Craig Street; thence with the East side of Craig Street, S. 2-30 W. 1.17 chains to the beginning corner.

This is the same property conveyed to me by deed of George P. Wenek dated October 15, 1946 to be recorded herewith.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay as they become due, all taxes, assessments, hazard insurance, and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required hereunder.

The debt hereby secured is paid in full and the lien of this instrument is satisfied this 3 day of July 1964.

Citizens Bank, Fountain Inn, S.C.
By: J. D. Abercrombie, Cashier

Witness: Geo. P. Wenek
J. M. N. Parsons

SATISFIED AND CANCELLED OF RECORD
17th DAY OF July 1964
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:51 O'CLOCK P. M. NO. 2171