

State of South Carolina,

AUG 18 4 35 PM 1948 PAGE 457

County of Greenville

OLLIE FARNSWORTH R. M. C.

Robert B. Currence

SEND GREETING:

WHEREAS, I the said Robert B. Currence

and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Olin L. Wilson and Marjorie Carter Wilson

in the full and just sum of One Thousand Four Hundred & no/100 \$1,400.00 DOLLARS, to be paid at

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 9th day of September 1948, and on the 9th day of each month of each year thereafter the sum of \$9.24, to be applied on the interest and principal of said note, said payments to continue up to and including the 9th day of July 1968 and the balance of said principal and interest to be due and payable on the 9th day of August 1968; the aforesaid monthly payments of \$9.24 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$1,400.00 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 Robert B. Currence

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Olin L. Wilson and Marjorie Carter Wilson according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said Robert B. Currence in hand and truly paid by the said Olin L. Wilson & Marjorie Carter Wilson 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 Olin L. Wilson & Marjorie Carter Wilson, their heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the city of Greenville, on the south side of Club Drive, known and designated as Lot 52 on plat of property of Ables & Rasor recorded in Plat Book E at page 153 (also Plat B., page 165) and having according to said plat the following metes and bounds:

BEGINNING at a stake on the south side of Club Drive, joint corner of Lots 51 and 52, said stake being 71.8 feet west from the southwest corner of Club and Ridge Drives, and running thence with line of Lot 51, S. 25-30 E. 178.9 feet to an iron pin; thence S. 66-26 W. 82 feet to a stake; thence with the line of Lot 53, N. 24-52 W. 177.7 feet to stake on the south side of Club Drive; thence with Club Drive N. 65-30 E. 80.06 feet to stake, the beginning corner.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Olin L. Wilson and Marjorie Carter Wilson, their heirs, successors and Assigns. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Olin L. Wilson & Marjorie Carter Wilson, their heirs, successors and Assigns, from and against my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

RECORDED AND CANCELLED OF RECORD

DAY OF

1948

R. M. C. FOR GREENVILLE COUNTY, S. C.

For Subordination of Lien See R. M. C. Book 614 Page 522