

MAR 8 3 42 PM 1957

STATE OF SOUTH CAROLINA,

County of GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

~~W. I.~~ I, EMORY W. CLARK

of the City of Greenville, State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings:

WHEREAS, the said Mortgagor is justly indebted to AIKEN LOAN & SECURITY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Fourteen Thousand One Hundred and no/100 ----- DOLLARS lawful money of the United States of America, secured to be paid by certain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said AIKEN LOAN & SECURITY COMPANY, in the City of Florence, in the State of South Carolina, of the sum of Fourteen Thousand One Hundred and no/100 ----- DOLLARS in words and figures as follows:

The sum of Ninety-Seven Dollars (\$97.00) on the first day of May 1957, and a like sum of Ninety-Seven Dollars (\$97.00) on the first day of each and every month thereafter until the debt is paid in full, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April 1977. Said monthly installments include interest calculated on the monthly decreasing balance of said principal sum and so much of the installment as is necessary shall be credited to said interest and the balance on the principal debt.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note or of any renewal or extension thereof, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 133, Section 3, on plat of Lake Forest, recorded in Plat Book "EE" at Page 71 of the R.M.C. Office for Greenville, S. C., said lot having a frontage of 112 feet, a depth of 200 feet, and a rear width of 112 feet.

The privilege is reserved, by the maker of the note hereby secured, of paying additional principal amounts, not to exceed 20% of the original principal amount in any one mortgage year, on any monthly installment date, upon giving 60 days written notice in advance to the then holder of the mortgage, without bonus; such additional principal payments, however, to be for the exact amount of such portion of any consecutive number of ensuing monthly payments as would be applied to principal if those monthly payments were made when due; the further privilege is reserved of paying the unpaid principal balance of this mortgage on any monthly installment date with 60 days written notice in advance to the then holder of the mortgage and by payment of a bonus of 4% on the 1st to the 12th, both inclusive, monthly installment dates, 3% on the 13th to 36th, both inclusive, monthly installment dates, and 2% on any monthly installment date thereafter.

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Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the mortgagor covenants and agrees to pay to the mortgagee, on the first day of each month until the said note is fully paid, a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee), less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by the mortgagee in trust to pay said premiums, taxes and special assessments.

The Mortgagee may collect a "late charge" not to exceed an amount equal to two per cent (2%) of any installment which is not paid within fifteen