

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley &amp; Horton, Attorneys at Law, Greenville, S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

JULIA E. TRAXLER

SEND GREETING:

Whereas, I, the said Julia E. Traxler

hereinafter called the mortgagor(s) 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.,

hereinafter called the mortgagee(s), in the full and just sum of Three Thousand and No/100-----

----- DOLLARS (\$ 3,000.00 ), to be paid at said Bank in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five & one-fourth  $5\frac{1}{4}\%$  per centum per annum, said principal and interest being payable in semi-annual installments as follows:

Beginning on the 15th day of February, 19 59, and on the 15th day of each August and February of each year thereafter the sum of \$ 345.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of February, 19 63, and the balance of said principal and interest to be due and payable on the 15th day of August, 19 63; the aforesaid semi-annual payments of \$345.00 each are to be applied first to interest at the rate of Five & one-fourth  $5\frac{1}{4}\%$  per centum per annum on the principal sum of \$3,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each semi-annual 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 herein 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 ten (10%) per cent, of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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., its successors and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate on the Southeast side of Cammer Avenue in the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot No. 36 on Plat of Augusta Road Hills, made by Dalton & Neves, Engineers, December, 1940, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "L", at pages 56 and 57, and in Plat Book "M", page 33, and having according to said plat and a recent survey made by R. E. Dalton, July 23, 1943, the following description:

BEGINNING at an iron pin on the Southeast side of Cammer Avenue at joint front corner of Lots 35 and 36, and running thence along the line of Lot 35, S. 47-50 E., 165 feet to an iron pin; thence N. 42-10 E., 60 feet to an iron pin at the joint rear corner of Lots 36 and 37; thence along the line of Lot 37, N. 47-50 W., 165 feet to an iron pin on the Southeast side of Cammer Avenue; thence with the Southeast side of Cammer Avenue, S. 42-10 W., 60 feet to the point of beginning.

THIS is the same property conveyed to Julia E. Traxler by deed of Defense Housing Co., Inc., dated September 29, 1945, recorded in the RMC Office for Greenville County, S. C., in Deed Book 281, page 128.

SATISFIED AND CANCELLED OF RECORD

DAY OF

19

H. W. C. FOR GREENVILLE COUNTY, S. C.

AT 1 O'CLOCK P. M. NO.