

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

South Carolina

I. S. D. Pridmore,, of the County of Greenville, State of/ SEND GREETINGS:

WHEREAS I the said S. D. Pridmore

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to Anderson, of the County and State aforesaid, a body corporate under the laws of the United States FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C. in the full and just sum of

Forty-seven hundred and no 100.

(\$ 4700.00) Dollars, with interest at the rate of (6%) per centum, per annum, to be repaid in instalments of Thirty-nine and 67/100 (\$ 39.67) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for the payment of the attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said S. D. Pridmore

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C. according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said S. D. Pridmore

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C. at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C. the following described property to-wit:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of White Horse Road, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lots 25 and 26 on plat of property of J. R. Yown, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H page 49, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at a stake in the center of the White Horse Road, which stake is 304.7 feet North from the Northeast corner of the intersection of said White Horse Road and Anderson Road, also joint corner of Lots 26 and 27, and running thence with the line of Lot 27, N. 62-20 E. 281.2 feet to an iron pin in the line of Lot No. 24; thence N. 26-30 W. 400 feet to an iron pin in line of Lot No. 20; thence with the line of Lot No. 20 S. 61-55 W. 250 feet to a stake in the center of the White Horse Road; thence with said White Horse Road S. 22-25 E. 400 feet to the beginning corner and containing 2.43 acres, more or less.

This is the same property conveyed to the mortgagor herein by deed of W. F. Odum, dated July 24, 1936 and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 188 at page 138.

The mortgagor covenants and agrees as follows:

1. That he will pay the indebtedness as hereinbefore provided.
2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the mortgagee, on the first day of each month until the said note is fully paid, the following sums:
 - (a) An installment of the taxes and special assessments levied or to be levied against the premises covered by this mortgage; and an installment of the premium or premiums that will become due and payable to renew such insurance on the premises covered hereby against loss by fire or other hazard as may reasonably be required by the mortgagee in amounts and in a company or companies satisfactory to the mortgagee. The installments shall be equal respectively to the estimated premium or premiums for such insurance and taxes and assessments next due (as estimated by the mortgagee) less all installments already paid therefor, divided by the number of months that are to elapse before one month prior to the date when such premium or premiums and taxes and assessments will become due. The mortgagee shall hold these monthly payments in trust to pay such premium or premiums and taxes and assessments when due.
 - (b) All payments mentioned in the last paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the mortgagor each month in a single payment to be applied by the mortgagee to the following items in the order set forth:
 1. taxes, special assessments, fire and other hazard insurance premiums;
 2. interest on the note secured hereby; and,
 3. amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage.

3. If the total of the payments made by the mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited by the mortgagee on subsequent payments of the same nature to be made by the mortgagor. If, however, the monthly payments made by the mortgagor under (a) of paragraph 2 preceding shall not be sufficient to pay taxes and assessments and insurance premiums, when the same shall become due and payable, then the mortgagor shall pay to the mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such taxes, assessments, or insurance premiums shall be due. If at any time the mortgagor shall tender to the mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the mortgagee shall, in computing the amount of such indebtedness, credit to the account of the mortgagor any balance remaining in the funds accumulated under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, the mortgagee, shall be, and hereby, is, authorized and empowered to apply, at the time of the accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note.

Handwritten notes: Full, 1944 loan, Satisfied June, Anderson, J. B. Sec., Association, First, # 6928, RECEIVED AND CANCELLED BY THE DAY OF... GREENVILLE COUNTY, S. C. 8:58