

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COSSWELL CO., CHARLESTON, S. C. 14588-8-13-40

STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN: I Mary Devere Whiteside of the County and State aforesaid, SEND GREETING:

WHEREAS, I the said Mary Devere Whiteside, in and by my certain note or obligation, bearing date the x day of November, A. D. 1942, stand firmly held and bound unto C. A. Wallace in the penal sum of Six Thousand (\$6000.00) and no/100 Dollars, conditioned for the payment of the full and just sum of Three Thousand (\$3000.00) Dollars, with interest thereon from the date hereof at the rate of 5% per annum, payable in monthly installments of \$30.00 each commencing on the first day of December, 1942, and on the first day of each and every succeeding month and year thereafter until the full amount of said principal indebtedness and interest is paid in full, the amount of interest to be first deducted from the monthly payments and the balance to be credited to the unpaid principal indebtedness. Default in the payment of any monthly payment on its maturity date shall render the entire amount of said indebtedness immediately due and payable at the option of the owner and holder of this mortgage and the note which it secures, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said Mary Devere Whiteside, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said C. A. Wallace, according to the condition of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Mary Devere Whiteside, as hand and truly paid by the said C. A. Wallace, the receipt of which is hereby acknowledged, at and before the sealing and delivery of these presents and receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said C. A. Wallace,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about three and one-half miles east of Greenville Court House, containing six acres, more or less, and having the following courses and distances according to plat of lands of J. R. Yown made by Dalton & Neves, Eng'rs., April 1928: Beginning on the Easley Bridge Road at the intersection of the New Cut Dunham Bridge Road and running thence along said Easley Bridge Road S. 60 W. 686.7 feet, more or less, to corner of T. C. Collins; thence with his line S. 15-56 W. 276 feet more or less; thence S. 74-04 E. 467 feet to New Cut Dunham Bridge Road; thence with said road N. 15-56 E. 772 feet to an iron pin corner of said New Cut Road and Easley Bridge; thence in a northwesterly direction 15 feet to the beginning. The tract of land herein described being the same tract of land heretofore conveyed to me, Mary Devere Whiteside by R. T. Crawford, by deed dated July 30, 1942, and recorded in the Office of Clerk of Court for Greenville County in volume 246, at page 186.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said C. A. Wallace, his heirs and assigns forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said C. A. Wallace, his heirs, executors, administrators and assigns, from and against me and my heirs, executors, administrators and assigns, and all other person whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor her heirs, executors, or administrators, shall and will forthwith insure the house and buildings on said lot, and keep the same insured from loss or damage by fire in the sum of Three Thousand (\$3000.00) and no/100 Dollars, and assign the policy of insurance to the said C. A. Wallace, his heirs or assigns. And in case he or they shall at any time neglect or fail so to do, then the said C. A. Wallace, his heirs or assigns, may cause the same to be insured in his own name, and reimburse himself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor her heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning, of the parties to these presents, that if I the said Mary Devere Whiteside, my heirs, executors, administrators or assigns do and shall well and truly pay, or cause to be paid unto the said C. A. Wallace, his heirs, executors administrators or assigns the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition there-