

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

*In Assignment, See R. E. M. Book 366, Page 67*  
" " " " " 366, " 258  
" " " " " 366, " 258 (256)

PATRICK A. PAPINI

SEND GREETING:

WHEREAS, I the said PATRICK A. PAPINI

in and by ~~MY~~ certain promissory note in writing, of even date with these presents, well and truly indebted to ~~SOUTHEASTERN LIFE INSURANCE COMPANY~~ PERPETUAL BUILDING AND LOAN ASSOCIATION, FORT MILL, S. C.

a corporation chartered under the laws of the State of South Carolina, in the full and just sum of SEVEN HUNDRED (\$ 700.00 ) DOLLARS, to be paid at its Office in Fort Mill, S.C. together with interest thereon from date

hereof until maturity at the rate of Four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of March 19 46 and on the 1st day of each month thereafter the sum of \$ 4.24 to be applied on the interest and principal of said note, including the 1st day of January 19 66, and the balance of said principal and interest to be due and payable on the 1st day of February 19 66 the aforesaid monthly payments of \$ 4.24 each are to be applied first to interest at the rate of Four (4%) per centum per annum on the principal sum of \$ 700.00 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 thereof, 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 ten (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 Patrick A. Papini in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Perpetual Building and Loan Association

according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said Patrick A. Papini in hand well and truly paid by the said Perpetual Building and Loan Association 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 Perpetual Building and Loan Association, Fort Mill, S. C.

All that piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southwest side of East Welborn Street near the City of Greenville, in the County of Greenville, State of S. C. being shown as Lot No. 26 on Plat of Anderson Street High-lands, by Dalton & Neves, Engineers, 1939, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book J. page 157, and having according to said Plat a recent survey made by R. E. Dalton, Engineer, January 26, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of East Welborn Street at joint front corner of Lots 25 and 26, said pin also being 609.7 feet in a Southeasterly direction from the point where the Southwest side of East Welborn Street intersects with the Southeast side of Anderson Road ( Also known as S. C. Highway #81) and running thence with the Southwest side of East Welborn Street S. 47-20 E. 50 feet to an iron pin; thence with the line of Lot 27 S. 42-40 W. 150.5 feet to an iron pin; thence N. 47-24 W. 50 feet to an iron pin; thence with the line of Lot 25 N. 42-40 E. 150.55 feet to an iron pin on the Southwest side of East Welborn Street, the beginning.

This mortgage is junior in rank to the lien of the FHA insured mortgage given by me to the Perpetual Building and Loan Association, Fort Mill, South Carolina for \$3800.00 of even date herewith.

The Mortgagor agrees 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 indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt.