

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of GREENVILLE

Ernest R. Kellett

SEND GREETING:

WHEREAS, I the said Ernest R. Kellett

in and by me certain promissory note in writing, of even date with these presents and well and truly indebted to LIBERTY SOUTHERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifty Eight Hundred

(\$ 5800.00) DOLLARS, to be paid at its Home Office in Greenville, 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 to be payable in monthly installments as follows:

Beginning on the 1st day of August, 1946 and on the 1st day of each month of each year thereafter the sum of \$ 35.15, to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of June, 1966 and the balance of said principal and interest to be due and payable on the 1st day of July, 1966; the aforesaid monthly payments of \$ 35.15 each are to be applied first to interest at the rate of Four (4%) per centum per annum on the principal sum of \$ 5800.00 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 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 of 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, 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 Ernest R. Kellett in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY SOUTHERN LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS

the said Ernest R. Kellett in hand paid and truly paid by the said LIBERTY SOUTHERN LIFE INSURANCE COMPANY, 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 LIBERTY SOUTHERN LIFE INSURANCE COMPANY.

Widow of Ernest R. Kellett
W. G. Dalmon
25 DAY OF JULY 1946
AT 12 O'CLOCK P. M. NO. 2229
GREENVILLE COUNTY, S. C.
CANCELLED OF RECORD

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southeast side of Alta Vista Avenue, near the City of Greenville in the County of Greenville, State of South Carolina, being shown as Lot #7 of Block 6, on Plat of "Carolina Court", recorded in the R.M.G. Office for Greenville County, S. C., in Plat Book "F" Page 96, and having, according to a recent survey made by R.C.E. Dalton, June 21, 1946, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Southeast side of Alta Vista Avenue at joint corner of Lots 1 and 7 of Block 6, said pin also being 184.8 feet in a Northeasterly direction from the point where the Southeast side of Alta Vista Avenue intersects with the Northeast side of Laurens Road, as now located, and running thence along the Southeast side of Alta Vista Avenue, N. 30-07 E. 64.4 feet to an iron pin; thence with the line of Lot 8, S. 55-21 E. 188.6 feet to an iron pin; thence S. 27-00 W. 64.45 feet to an iron pin at corner of Lots 3 and 4; thence along the rear line of Lots 1, 2, and 3, N. 55-26 W. 192 feet to an iron pin on the Southeast side of Alta Vista Avenue, the beginning corner.

This is the same property conveyed to me by deed of Lawrence Reid, dated June, 1946, to be recorded herewith.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments hazard insurance, and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required hereunder.