

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA,  
County of Greenville,

*Bank of America*  
This Mortgage Assigned to Teachers' Assn. & Amenity  
on 23<sup>rd</sup> day of June 1947. Assignment recorded  
in Vol. 366 of R. M. Mortgages on Page 16

George M. Mackenzie

SEND GREETING:

WHEREAS, I the said George M. Mackenzie

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Bank of Greenwood, Greenwood, South Carolina in the full and just sum of Five Thousand Eight Hundred (\$5,800.00) DOLLARS, to be paid at office of Bank of Greenwood, Greenwood, 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 September, 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 and including the 1st day of July, 1966, and the balance of said principal and interest to be due and payable on the 1st day of August, 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 \$ 5,800.00 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 hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of four (4%) 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 (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 George M. Mackenzie in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bank of Greenwood, Greenwood, S. C. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said George M. Mackenzie in hand and truly paid by the said Bank of Greenwood, Greenwood, S. C. 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 Bank of Greenwood, Greenwood, South Carolina, its successors and assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the South side of High Valley Boulevard, near the City of Greenville in the County of Greenville, State of South Carolina, being shown as the Eastern portion of Lot 9 on Plat of Fresh Meadow Farms, made by M. H. Woodward, Engineer, May 21, 1945, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 11, Page 127, and being shown as Lot 9-B on a Plat made by Pickell & Pickell, Engineers, July 16, 1946, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the South side of High Valley Boulevard at joint corner of Lot 9-A and 9-B, said pin also being 363.4 feet in an Easterly direction from the Southeast corner of the intersection of High Valley Boulevard and Old Grove Road, and running thence along the South side of High Valley Boulevard, S. 57-53 E. 25.8 feet to an iron pin; thence continuing with High Valley Boulevard S. 46-11 E. 125 feet to an iron pin; thence S. 36-05 W. 93.3 feet to an iron pin; thence S. 66-21 W. 80.6 feet to an iron pin; thence S. 52-32 W. 45.5 feet to an iron pin at corner of Lot 9-A; thence with the line of Lot 9-A, N. 10-32 E. 242 feet to an iron pin on the South side of High Valley Boulevard, the beginning corner.

Also, all my right and interest in and to the pipe lines and pump constituting a water system now serving the dwelling on the above described property and also serving other property in the same vicinity.

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.

*Paid & fully satisfied this 2<sup>nd</sup> day of April, 1956*

*Teachers' Insurance and Amenity Association of America*  
By: *R. E. Fisher*  
*asst vice pres.*

Witness  
*Patricia F. Patrus*  
By: *Elsie G. Sautner*  
*asst. Sec.*

SATISFIED AND CANCELLED OF RECORD  
2 DAY OF *May* 1956  
*Allie Jamesworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:33 O'CLOCK P. M. NO. 4308