

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

See Assignment, see R.E.M. Book 351, Page 261.

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

I, Joseph R. Craig, of Greenville County, South Carolina

SEND GREETING:

WHEREAS, I the said Joseph R. Craig

in and by my certain promissory note in writing, of even date with these presents at well and truly indebted to Canal Insurance Company in the full and just sum of ten Thousand, One Hundred Fifty & No/100 (\$10,150.00) DOLLARS, to be paid at Canal Ins. 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 being payable in monthly installments as follows:

Beginning on the 1st day of September, 1946, and on the 1st day of August, 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 \$ 61.51 each are to be applied first to interest at the rate of four (4) per centum per annum on the principal sum of \$ 10,150.00 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 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 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 Joseph R. Craig in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Joseph R. Craig in hand and truly paid by the said Canal Insurance Company

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 Canal Insurance Company, its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid on the West side of Augusta Road, known and designated as lot No. 4 on a plat of property of Central Realty Corporation made by Dalton & Neves, July 1946, recorded in the R.M.C. Office for said Greenville County in Plat book B, Page 174 having the following metes and bounds, to-wit:-

BEGINNING at an iron stake on the West side of Augusta Road, at the intersection of Crystal Avenue and Augusta Road, and running thence with the West side of Augusta Road, S. 29-38 E. 50 feet; thence along the joint line of lots Nos. 3 and 4, S. 60-42 W. 87 feet to an iron stake at the joint rear corner of lots Nos. 3 and 4; thence along a 13.5 foot alley, N. 29-38 W. 50 feet to a stake on Crystal Avenue, rear corner of said lot No. 4; thence along the South side of Crystal Avenue, N. 60-42 E. 87 feet to the point of beginning, intersection of Crystal Avenue and Augusta Road.

ALSO, All that certain lot of land known and designated as lot No. 9 of property of Central Realty Corporation according to said plat, fronting 19 feet on the West side of a 13.5 foot alley, having the following metes and bounds, to-wit:-

BEGINNING at a stake on the West side of said alley, joint corner of lots Nos. 9 and 10, and running thence along the said alley, N. 29-38 W. 19 feet to a stake, at the joint corner of lots Nos. 8 and 9 on said alley; thence along the joint line of said lots Nos. 8 and 9, S. 60-42 W. 97.7 feet to a stake at the joint rear corner of lots Nos. 8 and 9; thence S. 29-18 E. 19 feet to a stake, joint rear corner of lots Nos. 9 and 10; thence along the joint line of lots Nos. 9 and 10, N. 60-42 E. 97.8 feet to the point of beginning, stake at the joint corner of lots Nos. 9 and 10 on said alley.

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payments of principal and interest he will pay to mortgagee a pro rata portion of the taxes, assessments, and insurance premiums next to become due, as estimated by the mortgagee, so that mortgagee will have sufficient funds on hand to pay taxes, assessments and insurance premiums thirty days before the delinquency date thereof. Any deficit shall immediately be paid to mortgagee by mortgagor. Moneys so held shall not bear interest, and upon default, may be applied by mortgagee on account of the mortgage indebtedness.

NOTIFIED AND CANCELLED OF RECORD 21st DAY OF JANUARY 1956 AT 10 O'CLOCK A.M. NO. 1269 FOR GREENVILLE COUNTY, S. C.