

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

See assignment, see R. G. M. Book 352, Page 51.

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

We, Paul E. McDaniel and Martha G. McDaniel, of Greenville County, South Carolina,

SEND GREETING:

WHEREAS, ~~we~~ the said Paul E. McDaniel and Martha G. McDaniel

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Canal Insurance Company

in the full and just sum of Forty-nine Hundred & No/100 June 1, 1946
(\$ 4,900.00) DOLLARS, to be paid at Canal Ins. Co. Office in Greenville, S. C., together with interest thereon from ~~xxxxxxx~~
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 July, 1946, and on the 1st day of each month
of each year thereafter the sum of \$ 29.70, to be applied on the interest and principal of said note, said payments to continue up to and 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 June, 1966; the aforesaid monthly payments of \$ 29.70
each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 4,900.00 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 ~~xxxxxx~~ 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 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 we, the said Paul E. McDaniel and Martha G. McDaniel
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 us
the said Paul E. McDaniel and Martha G. McDaniel
McDaniel 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 lot, parcel, or tract of land situate, lying and being on the North side of the Bent Bridge Road (sometimes referred to as Harris Avenue), being known and designated as parts of lots 16 and 18, and all of lot 17 of Mrs. B. E. Burns property, according to plat of said property recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G, page 30, more fully described by metes and bounds, as follows:

BEGINNING at a stake on the Bent Bridge Road, (or Harris Avenue) 25 feet from the joint corner of lots Nos. 18 and 19 according to said plat, and running thence along the North side of said Road, N. 79-29 E. 100 feet to a point in lot 16 according to said plat, which is 25 feet from the joint corner of lots Nos. 15 and 16; thence N. 10-31 W. 150 feet to a point on the joint line of lots Nos. 16, 17, and 18, and Lot No. 20, S. 79-29 W. 100 feet to a point which is 25 feet from the joint rear corner of said lots Nos. 18 and 19 according to said plat; thence S. 10-31 E. 150 feet to the beginning point on Bent Bridge Road or Harris Avenue.

THE MORTGAGOR COVENANTS AND AGREE that with the monthly payments of principal and interest he will pay to mortgagee, and further agrees to pay on demand such further sums as may be necessary to pay said annual charges when actually determined. Moneys so held shall not bear interest, and upon default may be applied by mortgagee on account of the mortgage indebtedness.