

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

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

I, VERNON A. WARD

SEND GREETING:

WHEREAS, I the said Vernon A. Ward

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Shenandoah Life Insurance Co., Inc. of Roanoke, Virginia in the full and just sum of Sixty One Hundred (\$ 6100.00) DOLLARS, to be paid at its office Roanoke, Virginia together with interest thereon from date hereof until maturity at the rate of four & one-half (4 1/2 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 17th day of April, 1947, and on the 17th day of each month of each year thereafter the sum of \$ 38.60, to be applied on the interest and principal of said note, said payments to continue up to and including the 17th day of February, 1967, and the balance of said principal and interest to be due and payable on the 17th day of March, 1967, the aforesaid monthly payments of \$ 38.60 each are to be applied first to interest at the rate of four & one-half (4 1/2 %) per centum per annum on the principal sum of \$ 6100.00 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 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 (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 Vernon A. Ward, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Shenandoah Life Insurance Co., Inc. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Vernon A. Ward, in hand and truly paid by the said Shenandoah Life Insurance Co., Inc., 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 Shenandoah Life Insurance Co., Inc., 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 East side of Overbrook Road, near the city of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #4 on Plat of Tract #1 of Overbrook Land Company property, made by R. E. Dalton, Engineer, June, 1924, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "J", Page 81, and having, according to said Plat and a recent survey made by Pickell & Pickell, Engineers, March 15, 1947, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Overbrook Road at joint front corner of Lots 4 and 5, said pin also being 470 feet North from the Northeast corner of the intersection of Overbrook Road with Brookside Avenue, and running thence along the East side of Overbrook Road, N. 18-48 E. 60 feet to an iron pin at corner of Lot #3; thence with the line of Lot 3, S. 77-58 E. 150 feet to an iron pin on the Southwest side of Park Street; thence with the Southwest side of Park Street, S. 24-27 E. 45 feet to an iron pin at corner of Lot 30; thence S. 29-01 W. 51.1 feet to an iron pin at corner of Lot 5; thence with the line of Lot 5, N. 69-19 W. 170.7 feet to an iron pin on the East side of Overbrook Road, the beginning corner.

This is the same property conveyed to me by deed of J. O. Heatherly to be recorded herewith.

Handwritten notes:
The property is in fee simple.
Shenandoah Life Insurance Co.
Clear title.
Katharine Swann
Jean E. Swann
witness

RECORDED AND CANCELLED OF RECORD
26 DAY OF APRIL 1947
11:50 AM
M. C. FOR GREENVILLE COUNTY, S. C.
M. NO. 26149