

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

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

F. H. CARR AND IRA A. GILES, JR.

SEND GREETING:

WHEREAS, WE the said F. H. CARR AND IRA A. GILES, JR.

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to The Peoples National Bank of Greenville in the full and just sum of Two Thousand and No/100 (\$2,000.00) DOLLARS, to be paid at its Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly

installments as follows:  
Interest only to be paid to May 1, 1947 and Beginning on the 1st day of June, 1947, and on the 1st day of each month of each year thereafter the sum of \$37.75, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of April, 1952, and the balance of said principal and interest to be due and payable on the 1st day of May, 1952; the aforesaid monthly payments of \$37.75 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$2,000.00 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 hereof, 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 attorney 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 F. H. Carr and Ira A. Giles, Jr. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank of Greenville according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said F. H. Carr and Ira A. Giles, Jr. in hand and truly paid by the said The Peoples National Bank of Greenville 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 The Peoples National Bank of Greenville:

All of those certain pieces, parcels or lots of land with the buildings and improvements thereon situate, lying and being on the Northeast side of Terrace Street in the City of Greenville County of Greenville, State of South Carolina, and known and designated as Lots No. 19 and 20 on plat of the property of Sam R. Zimmerman, Jr., made by Dalton & Neves, Engineers, June 1944, and recorded in the R.M.C. Office for Greenville County in Plat Book 0 at page 23, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Northeast side of Terrace Street at the joint front corner of lots No. 18 and 19 and running thence along the common line of said lots N. 57-37 E. 77 feet to an iron pin at the joint rear corner of said lots; thence S. 32-44 E. 85 feet to an iron pin at the joint rear corner of lots No. 20 and 21; thence along the common line of said last mentioned lots, S. 57-57 W. 75 feet to an iron pin on the Northeast side of Terrace Street at the joint front corner of said last mentioned lots; thence along the Northeast side of Terrace Street, N. 33-58 W. 85 feet to an iron pin, the beginning corner.

*Handwritten notes:*  
Paid and satisfied  
Full receipt  
of Nov. 1948  
The Peoples National Bank  
of Greenville, S.C.  
Cashier  
Louise B. Christopher  
Minnie B. Christopher

SATISFIED AND CANCELLED OF RECORD  
16 DAY OF Nov 1948  
Ollie Barnsworth  
R.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 10:21 O'CLOCK A.M. NO 25044