

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

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

I, James A. Landrith, Sr., of Greenville County, South Carolina

SEND GREETING:

WHEREAS, I the said James A. Landrith, Sr.

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company in the full and just sum of Fifty Four Hundred and Fifty and No/100 (\$ 5450.00) DOLLARS, to be paid at Canal Ins. Co. Office in Greenville, S. C., together with interest thereon from May 1, 1947 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 June, 1947, and on the 1st day of each month of each year thereafter the sum of \$ 33.03 shall be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1967, and the balance of said principal and interest to be due and payable on the 1st day of June, 1967; the aforesaid monthly payments of \$ 33.03 each are to be applied first to interest at the rate of four (4) per centum per annum on the principal sum of \$ 5450.00 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 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 in 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, James A. Landrith, Sr. 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 James A. Landrith, Sr.

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 on the South West-ern side of Crain Avenue near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot #5 on plat of property of Central Realty Corporation made by Pickell and Pickell, November 22, 1946, recorded in the R.M.C. Office for said Greenville County in Plat Book P, Page 99 and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at an iron pin on Crain Avenue on the South West side of Crain Avenue 340.4 feet from intersection of Hampton Street and Crain Avenue; thence north 25-30 W. 60 feet to an iron pin on Crain Avenue; thence South 47-15 W. 213.2 feet to a point; thence South 25-30 E. 62 feet to an iron pin; thence N. 46-45 E. 213.8 feet to the point of beginning.

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payments of principal and interest he will pay to mortgagee a pro rate portion of the taxes, assessments, and insurance premiums to become due, as estimated by the mortgage, to 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.

State of South Carolina
County of Greenville
For value received, the within mortgage, and the note which it secures, is hereby assigned to Anna M. Beatty, without recourse.
Greenville, S. C.
May 13, 1947
Witness Ben L. Thornton
Kathryn L. Brown
Assignment recorded Dec. 16, 1947 at 9:17 A.M. # 25158

State of South Carolina
County of Greenville
For value received I hereby assign, transfer and set over to South Carolina National Bank of Greenville, S. C., the within mortgage and the note which the same secures.
This the 10th day of Dec. A. D., 1947.
In presence of: Anna M. Beatty

SATISFIED BY DEPOSIT OF RECEIPTS
CANCELED BY REC'D
MAY 1 1948
RECORDED
MAY 1 1947
GREENVILLE, S. C.

Assignment of this mortgage
set on page 179 in this
book recorded Oct. 19, 1955
25158