

State of South Carolina

County of Greenville

APR 1 4 05 PM 1948

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. KIRBY HAMMOND SEND GREETING:

WHEREAS, I the said C. Kirby Hammond,

in and by ME certain promissory note in writing, of even date with these Presents AM well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Ninety-five Hundred & no/100 (\$9,500.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four and one-half (4 1/2%) per centum per annum, said principal and interest being payable in monthly instalments as follows: Interest only to be paid May 1, 1948, June 1, 1948 and July 1, 1948, and Beginning on the 1st day of August, 1948, and on the 1st day of each month of each year thereafter the sum of \$ 98.52, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June, 1958 and the balance of said principal and interest to be due and payable on the 1st day of July, 1958 the aforesaid monthly payments of \$ 98.52 each are to be applied first to interest at the rate of four and one-half (4 1/2%) per centum per annum on the principal sum of \$ 9,500.00 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 instalments 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 instalment or instalments, or any part thereof, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 C. Kirby Hammond, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE 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 C. Kirby Hammond in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY, 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 Southeast side of Augusta Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey made by Piedmont Engineering Service March 15, 1948 the following metes and bounds, to-wit:

BEGINNING at corner of brick wall on the Southeast side of Augusta Street, said pin being 190 feet in a Northeasterly direction from the point where the Southeast side of Augusta Street intersects with the Northeast side of University Ridge and running thence along the Southwest edge of said wall and beyond, S. 47-50 E. 156.7 feet to an iron pin on the Northwest side of Perry Alley; thence along the Northwest edge of Perry Alley, N. 37-22 E. 37.2 feet to an iron pin at corner of a brick wall; thence along the Southwest edge of said wall, N. 47-50 E. 91.9 feet to an iron pin; thence along the Southeast edge of another brick wall, S. 42-10 W. 12 feet to a point; thence running to and through a brick wall N. 47-50 W. 61.7 feet to a point in center of said wall on the Southeast side of Augusta Street; thence with the Southeast side of Augusta Street, S. 42-10 W. 25 feet to the beginning corner.

TOGETHER with all my right to tie onto and use the brick wall located on the Northeast edge of the above property and the brick wall

(Over)

Paid in full and satisfied this the 27th day of September, 1948
Witnessed:
Witnessed:
Ralph S. Sawyer, Jr.
Liberty Life Insurance Company
By: W. P. Anderson, President
27 Sept. 1948