

JAN 2 2 49 PM 1952

STATE OF SOUTH CAROLINA, }
COUNTY OF ~~LAURENS~~
Greenville

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IN THE STATE AFORESAID, hereinafter called Mortgagor, R. H. Monroe

The word Mortgagor shall include one or more persons or corporations. The word Association shall mean the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS.

WHEREAS, the said Mortgagor by his certain promissory note, in writing of even date herewith, the terms of which are incorporated herein by reference, is well and truly indebted unto PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, a corporation, in the principal sum of

Seventy Three Hundred and no/100 - - - - -
(\$ 7300.00) Dollars, with interest from the ~~20th~~ 18th day of December, 1951, at the rate of six

(6 %) per centum per annum until paid. The said principal and interest shall be payable at the office of the Association in monthly installments of

Seventy-three and no/100 - - - - -
(\$ 73.00) Dollars, commencing on the first day of January, 1952, and on the first day of

each month thereafter until the principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. And with interest from the date of said note, and this mortgage securing the same at the same rate until the date of the payment of the first monthly installment. Said monthly payments shall be applied:

- FIRST: To the payment of interest due on said loan, computed monthly.
- SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default on the property pledged to secure this obligation.
- THIRD: The balance of said amount to the payment to that extent, as credit of that date, on the principal of this loan. Said payments to continue until principal and interest are paid in full.

Said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of ninety (90) days or failure to comply with any of the By-Laws of said Association or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder hereof, become immediately due and payable, and suit may be brought to foreclose this mortgage.

Said note further providing for a ten (10%) per centum attorney's fee besides all costs and expenses of collection to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured by this mortgage), as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the said debt and for better securing the payment thereof to the said PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, according to the conditions of said note; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, its successors and assigns:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, in the town of Simpsonville, on the south side of South Pliny Circle, known and designated as Lot 40 of the subdivision known as League Estates according to plat made by W. J. Riddle, Surveyor, October, 1941, and having according to said plat the following metes and bounds:

Beginning at a pin on the south side of South Pliny Circle at the northeast corner of lot 41 and running thence along line of lot 41, S. 19-45 E. 190.7 feet to pin; thence N. 64-50 E. 105.3 feet to corner lot 39; thence with line of lot 39, N. 19-45 W. 186.3 feet to pin on south side of South Pliny Circle; thence along the south side of said Circle S. 67-23 W. 105 feet to beginning corner.

The above described land is the same conveyed to L. S. Verdin by H. W. Abbott on the 19th day of July, 1946, as recorded in Deed Book 296, at page 139 in the office of Register of Mesne Conveyance for Greenville County, and being the same land conveyed to me, the said R. H. Monroe, by deed of L. S. Verdin dated November 5th, 1948.