

BOOK 552 PAGE 114

JAN 31 9 51 AM 1953

State of South Carolina

LE FARNSWORTH
R. M. C.

COUNTY OF Greenville

ALFONSO SCOTT and ZADIE F. SCOTT

SEND GREETING:

WHEREAS, ~~we~~ the said Alfonso Scott and Zadie F. Scott

in and by ~~our~~ certain promissory note in writing, of even date with these presents ~~are~~ well and truly indebted to Minnie Gwinn Earle in the full and just sum of Four Thousand and No/100 (\$4,000.00) DOLLARS, to be paid at Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 1st day of March, 1953, and on the 1st day of each month of each year thereafter the sum of \$39.04, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of January, 1965, and the balance of said principal and interest to be due and payable on the 1st day of February, 1965; the aforesaid monthly payments of \$39.04 each are to be applied first to interest at the rate of Six (6%) per centum per annum on the principal sum of \$4,000.00 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 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 we, the said mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said mortgagors in hand and truly paid by the said mortgagee 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 Minnie Gwinn Earle, her heirs and assigns, forever:

All that lot of land in the City of Greenville, in Greenville County, S. C., on the Southeast side of McAlister Road, shown as Lot 20 on plat of Greenacre Heights, made by Dalton & Neves, Engineers, April 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "BB", page 25, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of McAlister Road at joint front corner of Lots 19 and 20 and running thence with the line of Lot 19, S. 61-57 E. 150 feet to an iron pin; thence N. 28-03 E. 60 feet to an iron pin; thence along the line of Lot 21, N. 61-57 W. 150 feet to an iron pin on the Southeast side of McAlister Road; thence with the Southeast side of McAlister Road, S. 28-03 W. 60 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of L. A. Moseley and John T. Douglas, dated September 10, 1952, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 462, at page 393.