

State of South Carolina,

COUNTY OF GREENVILLE

APR 13 4 40 PM 1953

RECORDED
A.M.

WE, MARY KELLEY AND VERONA KELLEY, SEND GREETING:
WHEREAS, We the said Mary Kelley and Verona Kelley

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to The First National Bank of Greenville, S. C., as Trustee for William Southworth Ebert under Agreement dated December 22, 1950, in the full and just sum of Two Thousand Five Hundred and No/100ths (\$ 2,500.00.) 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 11th day of May, 1953, and on the 11th day of each month of each year thereafter the sum of \$ 27.76, to be applied on the interest and principal of said note, said payments to continue up to and including the 11th day of March, 1963, and the balance of said principal and interest to be due and payable on the 11th day of April, 1963; the aforesaid monthly payments of \$ 27.76 each are to be applied first to interest at the rate of six (6) per centum per annum on the principal sum of \$ 2,500.00 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 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 Mary Kelley and Verona Kelley in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville, S.C. as Trustee for William Southworth Ebert under Agreement dated December 22, 1950, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said Mary Kelley and Verona Kelley The First National Bank of Greenville, S.C. as Trustee for William Southworth Ebert under Agreement dated December 22, 1950 in hand and truly paid by the said as Trustee for William Southworth Ebert under Agreement dated December 22, 1950 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 First National Bank of Greenville, S. C. as Trustee for William Southworth Ebert under Agreement dated December 22, 1950:

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Eastern side of Mallard Street, being known and designated as Lot No. 6 of property formerly of E. M. and E. D. Hewell, and being as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book G at page 84. According to said plat, the mortgaged premises have the following metes and bounds:

BEGINNING at a pipe on the Eastern side of Mallard Street at the joint corner of Lots 5 and 6, and running thence N. 21-44 E. 66.6 feet along Mallard Street to an iron pin; thence along the line of property now or formerly of Snyder, S. 75-37 E. 116.3 feet to an iron pin; thence S. 12-27 W. 65.8 feet to an iron pin, the rear joint corner of Lots Nos. 5 and 6; thence along the line of Lot No. 5 N. 75-37 W. 126.8 feet to the beginning corner.

The above described property is the identical property conveyed unto the mortgagors herein by deed of Eugenia D. Hewell, M. M. Hewell, Elizabeth Hewell, Barbara Hewell and John W. Hewell, by deed dated June 23, 1931, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume 151 at page 247. Under the aforementioned deed Mary Kelley was conveyed an undivided seven-eighths interest in said premises and the mortgagor, Verona Kelley, was conveyed a one-eighth undivided interest in said premises.