

State of South Carolina,

County of Greenville

FILED
GREENVILLE CO. S. C.

APR 23 10 13 AM 1953

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROMAYNE BARNES

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Romayne Barnes

in and by a certain promissory note in writing, of even date with these Presents is 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 Nine Thousand, Three Hundred Seventy Five and No/100 (\$9,375.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., as follows:

The sum of \$625.00 to be paid on the principal on the 8th day of September, 1953, and a like amount on the 8th day of March and September of each year thereafter until the principal indebtedness is paid in full, together with interest thereon from the date hereof until maturity at the rate of four and one-half (4½%) per centum to be computed and paid September 8, 1953 and semi-annually thereafter until paid in full.

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 and 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 the said mortgagor, 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 the said mortgagor 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, has granted, bargained, sold and released, and by these Presents does 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 and being on the South side of Crescent Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey made by Dalton & Neves, Engineers, August 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Crescent Avenue at corner of lot formerly of K. S. Lord, now property of John E. Johnston, said pin being 176.9 feet West from the Southwest corner of the intersection of Crescent Avenue and McDaniel Avenue, and running thence with the South side of Crescent Avenue, S. 84-00 W. 238 feet to an iron pin at corner of lot of J. C. Haley; thence with said Haley line, S. 1-03 E. 371 feet to an iron fence post; thence N. 87-47 E. 155.6 feet to an iron pin; thence along property of Davis and Williams, N. 8-53 E. 196.5 feet to an iron pin; thence continuing with Williams line, S. 88-11 E. 58 feet to an iron pin at corner of John E. Johnston property; thence with said Johnston line, N. 4-14 W. 199.1 feet to an iron pin on the South side of Crescent Avenue, the beginning corner.

This property was conveyed to me by deed of Thomas C. Furman, dated September 8, 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 358, at page 331.