

MORTGAGE

STATE OF SOUTH CAROLINA

FILED 3 4 1953

COUNTY OF GREENVILLE

ss.

W. B. Edwards
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE W. RACE,

of

Greenville, South Carolina

, hereinafter called "Mortgagors,"

whether one or more, send greetings:

WHEREAS, Mortgagors are indebted to THE PENN MUTUAL LIFE INSURANCE COMPANY, a Pennsylvania corporation, hereinafter called "Mortgagee," as evidenced by a Note of even date herewith, the terms of which are incorporated herein by reference, for the payment of the principal sum of Sixteen Thousand----- Dollars (\$ 16,000.00) lawful legal tender money of the United States of America, as follows:

In instalments of principal and interest as follows: \$101.23 on the first day of August, 1953, and on the first day of each month thereafter, to and including July 1, 1973, provided that interest on the principal sum from the date hereof to the first day of the calendar month immediately following shall be paid with and in addition to the first instalment and that the final instalment shall be in the amount of any balance of principal remaining unpaid with interest thereon,

together with interest thereon from date hereof, payable monthly in like money at the rate of four & one-half per cent (4-1/2 %) per annum on the first day of each month until the maturity of said Note, and if not so paid to bear interest at the same rate as the principal debt; said principal sum to bear interest after maturity at the rate of six per cent (6%) per annum, payable on the same date as succeeding payments of principal and interest shall become due, and that Mortgagors will pay ten per cent (10%) of the amount then due, in addition to the principal and interest, as attorney's fees, if placed in the hands of an attorney for collection, after default.

NOW, KNOW ALL MEN, that Mortgagors, in consideration of the aforesaid debt and for better securing the payment thereof to Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, assigned, and released, and by these presents do grant, bargain, sell, assign, and release unto Mortgagee, its successors and assigns, the following described property situated in the County of Greenville, State of South Carolina, within the limits of the City of Greenville, on the Easterly side of Trails End, being known and designated as Lots Nos. 153 and 154 according to plat of Cleveland Forest prepared by Dalton & Neves in May, 1940, as revised through October, 1950, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, Pages 56 and 57, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the Easterly side of Trails End, joint front corner of Lots Nos. 152 and 153; thence along the joint line of those lots, N. 64-35 E. 159.4 feet to an iron pin, the joint rear corner of Lots Nos. 152 and 153, on the western side of Nickoltown Road; thence along said road, N. 26-35 W. 120 feet to an iron pin on the joint line of Lots Nos. 154 and 155; thence along the joint line of those lots, S. 64-35 W. 159.4 feet to an iron pin at joint front corner of Lots Nos. 154 and 155 on the Easterly side of Trails End; thence along Trails End S. 25-25 E. 120 feet to an iron pin at the joint front corner of Lots Nos. 152 and 153, the point of beginning.

Being the same property conveyed to mortgagor by Nell Miller Edwards by deed dated July 22, 1952, and recorded in the Office of the Register

S. C. Mtg. Individ. and Corp.