

State of South Carolina

COUNTY OF GREENVILLE

SEP 19 10 30 AM 1953

I, CHARLES J. RUNNION, SEND GREETING: WHEREAS, I the said CHARLES J. RUNNION,

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to J. ALLEN BROOKS in the full and just sum of Six Hundred Fifty (\$650.00) DOLLARS, to be paid at Greenville, S. C., together with interest thereon from September 1, 1953 until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 1st day of November, 1953, and on the 1st day of each month of each year thereafter the sum of \$14.98, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of September, 1957, and the balance of said principal and interest to be due and payable on the 1st day of October, 1957; the aforesaid monthly payments of \$14.98 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$650.00 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 I, the said Charles J. Runnion, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. Allen Brooks according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said Charles J. Runnion, in hand and truly paid by the said J. Allen Brooks 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 J. Allen Brooks:

All that lot of land, with the buildings and improvements thereon, situate on the Northwest side of Willow Spring Drive in the City of Greenville, in Greenville County, South Carolina, shown as Lot 9, Block C, Section 2, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County in Plat Book "K", Page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Willow Spring Drive at joint front corner of Lots 8 and 9 of Block C, and running thence along the line of Lot 8 N. 52-50 W. 157 feet to an iron pin on the Southeast edge of a 5 foot strip reserved for utilities; thence along the Southeast edge of said reserved strip S. 47-43 W. 61 feet to an iron pin; thence along the line of Lot 10 S. 52-50 E. 148.8 feet to an iron pin on the Northwest side of Willow Spring Drive; thence along the Northwest side of Willow Spring Drive N. 55-08 E. 63.05 feet to the beginning corner.

This is the identical property this day conveyed to the mortgagor herein by the mortgagee herein by deed to be recorded in the R. M. C. Office for Greenville County.

This mortgage is second and junior in lien to a mortgage in the original principal sum of \$8,000.00 given by the mortgagee herein on August 8, 1952, to C. Douglas Wilson & Co. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 537, at page 19. A de- (over)

April 7, 1956
This mortgage has been paid and fully satisfied.
Signed J. Allen Brooks
Witness signatures: H.E. [unclear]
G.B. Johnson

13 April 56
Ollie Jansworth
1257 p 9537