

NOV 25 4 55 PM 1953

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES G. GARRETT

SEND GREETING:

WHEREAS, I the said Charles G. Garrett

in and by my certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Eight Thousand Five Hundred and No/100 - - - - - (\$ 8,500.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of Five and one-half (5½) % per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the 1st day of January, 1954, and on the 1st day of each month of each year thereafter the sum of \$ 58.48 to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of December, 1973; the aforesaid monthly payments of \$ 58.48 each are to be applied first to interest at the rate of Five and one-half (5½) % per centum per annum on the principal sum of \$ 8,500.00 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 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 or this 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 I, the said Charles G. Garrett

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

, the said Charles G. Garrett in hand well and truly paid by the said GENERAL MORTGAGE CO., at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said GENERAL MORTGAGE CO.

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina, on the West side of Quillen Avenue, and having, according to a recent survey and plat entitled "Property of Charles G. Garrett", prepared by Piedmont Engineering Service, October 21, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Quillen Avenue at the corner of property of Floyd Weathers, which point is 168.2 feet Southwest of the intersection of Quillen Avenue and Weathers Circle; thence along line of property of Weathers, N. 61-05 W. 171.1 feet to an iron pin; thence continuing along line of Weathers property, S. 21-15 W. 85.0 feet to an iron pin in line of property of Margaret O. Wood; thence along said Wood property, S. 51-45 E. 182.9 feet to an iron pin on the West side of Quillen Avenue; thence with the line of Quillen Avenue, N. 18-50 E. 116.0 feet to point of beginning.

Together with all of the right, title and interest of the mortgagor in and to that portion of Quillen Avenue abutting the front portion of said lot.