

MORTGAGE Prepared by Rainey, Fant & Brawley, Attorneys at Law, Greenville, S. C.

FILED GREENVILLE CO. S. C.

83183

RECORDED  
12/21/53  
LAW DEPT. MTG. DEPT.

State of South Carolina

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R.M.C.

DEC 28 3 51 PM 1953

WHEREAS, I GERALDINE P. CRANE SEND GREETING: Geraldine P. Crane

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to The Penn Mutual Life Insurance Company

in the full and just sum of Seventeen Thousand and No/100 (\$17,000.00) DOLLARS, to be paid at Philadelphia, Pennsylvania in Greenville, S. C., together with interest thereon from date hereof 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 28th day of January 19 54 and on the 28th day of each month of each year thereafter the sum of \$ 112.20 to be applied on the interest and principal of said note, said payments to continue up to and including the 28th day of November 19 73, and the balance of said principal and interest to be due and payable on the 28th day of December 19 73, the aforesaid monthly payments of \$ 112.20 each are to be applied first to interest at the rate of Five (5) per centum per annum on the principal sum of \$ 17,000.00 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 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 ten (10%) per cent, of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 Penn Mutual Life Insurance Company, its successors and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the southeast side of Crestwood Drive, near the City of Greenville, in Greenville County, S. C., being shown as property of Geraldine P. Crane on plat made by Piedmont Engineering Service, February 20, 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "DD", at Page 85, and having, according to said plat, and a recent survey made by A. C. Crouch, Engineer, December 17, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Crestwood Drive, said pin being 155 feet in a northeasterly direction from the point where the southeast side of Crestwood Drive intersects with the north-east side of Garden Terrace and running thence S. 62-30 E. 200 feet to an iron pin; thence N. 27-30 E. 180 feet to an iron pin; thence N. 62-30 W. 200 feet to an iron pin on the southeast side of Crestwood Drive; thence with the southeast side of Crestwood Drive, S. 27-30 W. 180 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of J. LaRue Hinson, dated February 21, 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 475, at Page 271.

*In satisfaction of A.M. Book 766 Page 444*  
*Ollie Farnsworth*