

State of South Carolina,

FILED
GREENVILLE CO. S. C.

DEC 31 5 05 PM 1953

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.WE, DAVID F. WATSON AND MARY BROOKS WATSON, SEND GREETING:
WHEREAS, we the said David F. Watson and Mary Brooks Watson

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to ELIZABETH G. HAYNSWORTH

in the full and just sum of ~~Twenty-seven Thousand and No/100ths~~ ~~(\$ 27,000.00)~~ ~~Seven Thousand Dollars to be due and payable on January 15, 1954, and the balance, together with~~ ~~interest thereon from~~ ~~Jan. 15, 1954~~ ~~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 15th day of February, 1954, and on the 15th day of each month of each year thereafter the sum of \$ 132.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of December 1973, and the balance of said principal and interest to be due and payable on the 15th day of January 1974; the aforesaid monthly payments of \$ 132.00 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$ 27,000.00 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 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 we the said David F. Watson and Mary Brooks Watson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Elizabeth G. Haynsworth according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to U.S.

the said David F. Watson and Mary Brooks Watson in hand and truly paid by the said Elizabeth G. Haynsworth

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 ELIZABETH G. HAYNSWORTH:

All that certain piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of Crescent Avenue, being known and designated as the major portion of Lot No. 1 of Addition No. 1 of Forest Hills Subdivision, a plat of said subdivision prepared by Dalton & Neves dated July, 1937, being recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book D at pages 226-227. The within mortgaged premises are described according to a more recent plat prepared by Piedmont Engineering Service, Greenville, S. C. dated December 21, 1953, entitled "Property of David F. Watson and Mary Brooks Watson," and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Crescent Avenue, which iron pin is 336 feet from the intersection of Crescent Avenue and Afton Avenue, and running thence S. 1-0 W. 395.2 feet to an iron pin on the Northern side of East Lanneau Drive, and running thence along the Northern side of East Lanneau Drive N. 83-03 E. 115.3 feet to an iron pin; thence N. 4-21 E. 373.2 feet to an iron pin on the Southern side of Crescent Avenue; thence along the Southern side of Crescent Avenue N. 85-30 W. 135.0 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the mortgagors herein by deed of Elizabeth G. Haynsworth, and to be recorded. The within mortgage is a purchase money mortgage given to secure a portion of the purchase price.