

FEB 10 4 33 PM 1954

MORTGAGE: Prepared by Rainey, Fant & Brawley, Attorneys at Law, Greenville, S. C.
OLLIE FARMSTOWN
R. M. C.

BOOK 586 PAGE 213

State of South Carolina,

COUNTY OF GREENVILLE

SHIRLEY C. HALTER and FRANK B. HALTER

WHEREAS, we the said Shirley C. Halter and Frank B. Halter SEND GREETING:

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to R. M. Caine

hereinafter called the mortgagor(s) in the full and just sum of Ten Thousand and No/100 (\$10,000.00) DOLLARS, to be paid at his office 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 1st day of April, 1954, and on the 1st day of each month of each year thereafter the sum of \$66.00

to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of February, 1974, and the balance of said principal and interest to be due and payable on the 1st day of March, 1974; the aforesaid monthly payments of \$66.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$10,000.00 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 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 we, 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 us

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 R. M. Caine, his heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the western side of Biltmore Street (formerly Brook Drive), in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 20 and a portion of Lots 19, 30 and 31 as shown on a plat of S.K. Tindal Estate, made by Dalton & Neves, October 1931, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "H", at Page 235, and according to survey made by A. C. Crouch, June 23, 1950, is described as follows:

BEGINNING at a stake on the west side of Biltmore Street, 188 feet south from Watts Avenue, one foot north of the corner of Lot 19, and running thence parallel with line of said lot, S. 89-57 W. 145.5 feet to a stake; thence N. 84-46 W. 54.6 feet to a stake; thence S. 00-49 W. 66 feet to a stake in line of Lot 29; thence with the line of Lots 29 and 21, N. 89-57 E. 200 feet to a stake on Biltmore Street; thence with the west side of Biltmore Street, N. 00-35 E. 61 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by deed of Willie E. Hames of even date and to be recorded herewith.

FOR SATISFACTION OF THIS MORTGAGE SEE SATISFACTION BOOK PAGE 213

RECORDED AND INDEXED BY [Signature] R. M. C. [Signature]