

State of South Carolina,

COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.

MAR 12 12 09 PM 1951

OLLIE FARNSWORTH
R.M.C.

LENWOOD S. COCHRAN

WHEREAS, I the said Lenwood S. Cochran SEND GREETING:

in and by MY certain promissory note in writing, of even date with these presents AM well and truly indebted to W. A. Ashmore

hereinafter called the mortgagor(s)
in the full and just sum of Thirty Two Thousand Five Hundred and No/100 (\$32,500.00) DOLLARS, to be paid at

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 \$ 190.00, to be applied on the

interest and principal of said note, said payments to continue up to and including the 1st day of February, 1979, and the balance of said principal and interest to be due and payable on the 1st day of March, 1979; the aforesaid monthly payments of \$ 190.00 each are to be applied first to

interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 32,500.00 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 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 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 W. A. Ashmore, his heirs and assigns, forever:

All my undivided one half interest in and to all that lot of land with the improvements thereon situate on the South side of West Court Street, in the City of Greenville, in Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of West Court Street, at a point 77.3 feet West of the corner of the public or court square, and running thence S. 19-00 W. 121.8 feet to a point in line of property owned by the City of Greenville; thence N. 71-14 W. along the line of the property belonging to the City of Greenville 89.85 feet to an iron pin at corner of property now or formerly owned by John Bolt Culbertson; thence along the Culbertson line, N. 18-27 E. 121.8 feet to an iron pin on the South side of West Court Street; thence along the South side of West Court Street, S. 71-03 E. 91.1 feet to the beginning corner.

Also, all my right, title and interest in and to the 10-foot alley adjoining the above property on the East.

The Mortgagor herein acquired his interest in the above property under deed from Thelma W. Ridgeway, dated February 17, 1951, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 429, page 178; by deed of the Law Building, Inc., dated August 14, 1951, recorded in Deed Book 440, page 109, said R.M.C. Office; and by deed of Bobby L. Watson of even date herewith to be recorded.

This Mortgage is junior in rank to the lien of a mortgage given to John B. League as Trustee for \$23,500.00 to be recorded herewith.