

State of South Carolina

FILED GREENVILLE CO. S.C. JUN 14 10 32 AM 1974 LILLIE FARNSWORTH R.M.C.

County of GREENVILLE

I, Grace Craig Kinard

SEND GREETING:

WHEREAS, I the said Grace Craig Kinard

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company, Greenville, South Carolina in the full and just sum of Eighty-five Hundred and No/100 (\$8500.00) DOLLARS, to be paid Canal Insurance Company in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four and 3/4 (4 3/4) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July, 1954 and on the 1st day of each month of each year thereafter the sum of \$54.93, to be applied on the interest and principal of said note, said payments to continue up to and including the 1 day of May, 1974, and the balance of said principal and interest to be due and payable on the 1st day of June, 1974; the aforesaid monthly payments of \$54.93 each are to be applied first to interest at the rate of Four and 3/4 (4 3/4) per centum per annum on the principal sum of \$8500.00 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 herein provided, including any past due taxes or insurance premiums, the same shall bear simple interest from the date of such default until paid at the rate of 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 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 I, the said Grace Craig Kinard

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said Grace Craig Kinard in hand and truly paid by the said Canal Insurance Company 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 Canal Insurance Company, Greenville, South Carolina, its successors, and assigns forever;

All that lot of land in Greenville County, State of South Carolina, on the northern side of Idlewood Drive in the City of Greenville, being shown as Lot No. 21 on plat of property of Helen M. Powe, recorded in Plat Book P at Page 65, and being described as follows:

BEGINNING at a stake on the northern side of Idlewood Drive 288.2 feet east from Summitt Drive at corner of Lot 20 and running thence with the northern side of Idlewood Drive S. 89-52 E. 61.6 feet to a stake at corner of Lot 22; thence with the line of said lot N. 1-15 E. 253.6 feet to a stake; thence N. 87-32 W. 61.6 feet to a stake at corner of Lot 20; thence with the line of said Lot S. 1-15 W. 256.2 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Cleone C. London and Hattie L. London by deed recorded herewith.