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State of South Carolina,

COUNTY OF GREENVILLE.

9 12 1954

WARREN T. KENT AND ELAINE B. KENT

SEND GREETING:

WHEREAS, we the said WARREN T. KENT AND ELAINE B. KENT,

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to EVERETT L. KENT, as Trustee of the Estate of Henry T. Kent in the full and just sum of Twenty-one Thousand (\$ 21,000.00) DOLLARS, to be paid at Philadelphia, Pennsylvania, together with interest thereon from date hereof until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 1st day of September, 1954, and on the 1st day of each month of each year thereafter the sum of \$ 155.40, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July, 1969, and the balance of said principal and interest to be due and payable on the 1st day of August, 1969; the aforesaid monthly payments of \$ 155.40 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 21,000.00 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 Warren T. Kent and Elaine B. Kent, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Everett L. Kent, as Trustee of the Estate of Henry T. Kent according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us Warren T. Kent and Elaine B. Kent, the said Everett L. Kent, as Trustee of the Estate of Henry T. Kent in hand and truly paid by the said Everett L. Kent, as Trustee of the Estate of Henry T. Kent 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 Everett L. Kent, as Trustee of the Estate of Henry T. Kent:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the Southern side of Riverside Drive in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as the Northern 270 feet of Lot 8 and the Northern 270 feet of the Eastern 22 feet of Lot 7 as shown on a plat entitled "Marshall Forest" made by Dalton & Neves, October, 1928, and recorded in the R. M. C. Office for Greenville County in Plat Book H, at pages 133 and 134, and having according to a plat entitled "Property of Warren T. Kent and Elaine B. Kent" made by Piedmont Engineering Service 19 July 1954 the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Riverside Drive at the joint front corner of Lots 8 and 9, which iron pin is 492 feet East of the intersection of Riverside Drive and Sylvan Way, and running thence along the Southern side of Riverside Drive S. 85-20 W. 122 feet to an iron pin, which iron pin is 22 feet West of the joint front corner of Lots 7 and 8 as shown on said plat; thence S. 4-40 E. 270 feet to an iron pin on the Northern side of a strip of land reserved for a street; thence along the Northern side of said strip of land N. 85-20 E. 122 feet to an iron pin; thence N. 4-40 W. 270 feet to an iron pin on the Southern side of Riverside Drive, the point of beginning.

This is the identical property conveyed to the mortgagors herein by James C. Van Ingen and Hannah B. Van Ingen by their deed to be recorded contemporaneously herewith in the R. M. C. Office for Greenville County.

*Handwritten notes:* Paid cash... this property... 1954... [unclear]

RECORDED AND INDEXED BY [unclear] 1954