

State of South Carolina,

SEP 15 1974

County of GREENVILLE

I, CLAUDE P. JOHNSON

SEND GREETING:

WHEREAS, I the said Claude P. Johnson

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company, a South Carolina Corporation in the full and just sum of Twelve Thousand and No/100ths (\$12,000.00) DOLLARS, to be paid 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 equal monthly installments as follows:

Beginning on the 1st day of October, 1954, and on the 1st day of each month of each year thereafter the sum of \$79.20, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of September, 1974 and the balance of said principal and interest to be due and payable on the 1st day of September, 1974 the aforesaid monthly payments of \$79.20 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$12,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each 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 five 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 Claude P. Johnson

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 Claude P. Johnson 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 all that certain piece, parcel or lot of land situate, lying and being in Greenville Township, County and State aforesaid, on the North side of East Earle Street, known and designated as Lot 16, Section F, on a plat recorded in Plat Book A, at pages 337-345, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the North side of East Earle Street, 130 feet 8 inches from the Northwest corner of Earle and Bennett Streets, and running thence N. 18-30 E. 144 feet more or less to a point on Swiss Avenue; thence N. 66-15 W. 65 feet 8 inches to a point; thence S. 18-30 W. 150 feet, more or less, to a point on Earle Street; thence with Earle Street, S. 71-20 E. 65 feet 4 inches to the point of beginning.

The maker reserves the privilege of making additional payments of \$100.00 each, or multiples thereof, on any interest date by giving 60 days written notice of his intention to do so, but the aggregate amount of such payments in any loan year shall not exceed one-fifth of the original amount of the loan, and the maker reserves the further privilege of paying the loan in part or in full on any interest date after the third year by giving 60 days written notice of his intention to do so.