

State of South Carolina,

COUNTY OF GREENVILLE

APR 14 10 00 AM 1955

OLLIE FARNSWORTH
R. M. C.

RUTH L. TRAYNHAM

WHEREAS, I the said Ruth L. Traynham

SEND GREETING:

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON as Trustee under an Agreement with Richard W. Arrington, dated March 23, 1945, hereinafter called the mortgagee(s) in the full and just sum of Seven Thousand Five Hundred and No/100 (\$ 7500.00) DOLLARS, to be paid at its bank 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 quarterly installments as follows: Beginning on the 14th day of July, 1955, and on the 14th day of each October, January, April and July of each year thereafter the sum of \$ 239.48 to be applied on the interest and principal of said note, said payments to continue up to and including the 14th day of January 1965, and the balance of said principal and interest to be due and payable on the 14th day of April 1965; the aforesaid quarterly payments of \$ 239.48 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 7500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly 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 The South Carolina National Bank of Charleston as Trustee under an Agreement with Richard W. Arrington, dated March 23, 1945, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the South side of East Tallulah Drive in the City of Greenville in Greenville County, South Carolina, being shown as the Eastern 75 feet of Lot No. 17 on plat of property of D. T. Smith Estate, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "F", page 108, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of East Tallulah Drive at joint front corner of Lots 17 and 19, and running thence with the line of Lot 19, S. 25-40 E., 200 feet to an iron pin; thence S. 64-20 W., 75 feet to an iron pin in the rear line of Lot 17; thence through Lot 17, N. 25-40 W., 200 feet to an iron pin in the front line of Lot 17 on the South side of East Tallulah Drive; thence with the South side of East Tallulah Drive, N. 64-20 E., 75 feet to the beginning corner.

This property was conveyed to the Mortgagor by deed of J. W. Norwood, Jr., dated November 26, 1942, of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 249, page 213.