

The State of South Carolina,

County of Greenville

FILED
GREENVILLE CO. S.C.
SEP 14 3 34 PM 1955

To All Whom These Presents May Concern:

We, James W. Kerns and Emily T. Kerns, SEND GREETING:
Whereas, we, the said James W. Kerns and Emily T. Kerns

hereinafter called the mortgagor(s)
in and by OUR certain promissory note in writing, of even date with these presents, are well and truly
indebted to W. W. Wilkins and G. Dewey Oxner

hereinafter called the mortgagee(s), in the full and just sum of Five Hundred Seventy-five and
. 00/100---- DOLLARS (\$ 575.00), ~~to be paid~~

with interest thereon from date at the rate of 6% per annum. Said prin-
cipal and interest to be paid in equal monthly installments of \$25.00,
commencing on the 1st day of October, 1955, and continuing with the payment
of a like amount on the same day of each and every month thereafter until
the full amount of the principal with interest has been paid. Each monthly
installment shall be applied first to the payment of interest, which shall
be computed monthly, and then the principal. If any monthly installment
be at any time past due and unpaid, then the whole amount unpaid on said
note shall become immediately due at the option of the holders.

~~with interest thereon from~~
~~at the rate of~~ ~~percent per annum to be computed and paid~~

~~and if any portion of principal or interest be at any time past due and unpaid, then the whole~~
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole
amount evidenced by said note to become immediately due, at the option of the holder hereof, 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, be-
fore its maturity it should be deemed by the holder thereof necessary for the protection of his 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(s) promise to pay all costs and expenses including 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 WE, 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 con-
sideration of the further sum of Three Dollars, to US, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and
released and by these Presents do grant, bargain, sell and release unto the said W. W. Wilkins and G. Dewey
Oxner, their heirs and assigns:

All that piece, parcel or lot of land in the City of Greenville, State
of South Carolina, known and designated as Lot Fourteen (14) on plat
of Carver Court made by Piedmont Engineering Service, March, 1955, and
recorded in the R.M.C. Office for Greenville County in Plat Book I I,
page 107, and having according to said plat the following courses and
distances, to wit:

BEGINNING at an iron pin on Elder Street joint front corner of Lots 13
and 14 and running thence along the line of Lot No. 13 S. 37-05 E. 149
feet to an iron pin; thence S. 52-31 W. 65 feet to an iron pin corner of
Lot No. 15; thence along the line of Lot No. 15 N. 37-05 W. 149.5 feet
to an iron pin on Elder Street; thence along Elder Street N. 52-58 E.
65 feet to the beginning corner.

The lot herein described is conveyed subject to the covenants and re-
strictions recorded in the R.M.C. Office for Greenville County in
Deed Book 526, page 297, which are made a part hereof as fully as if
set out herein, and to the public utility easement granted to the Duke
Power Company, dated September 1, 1955, and not yet recorded.

The lot herein conveyed is the same as this day conveyed to us by the
mortgagees herein and this mortgage is given to secure a portion of
the purchase price.

15
March 56
Ollie Jarnsworth
11:39 a 6791