

State of South Carolina

FILED GREENVILLE CO. S. C.

JUN 1 9 00 AM 1956

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R.M.C.

O. K. WEBB, JR. AND PEGGY L. WEBB

SEND GREETING:

WHEREAS, we the said O. K. Webb, Jr. and Peggy L. Webb

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 P. R. LONG, JR.

hereinafter called the mortgagee(s) in the full and just sum of Two Thousand Four Hundred Seventy Four and 50/100 (\$2,474.50) DOLLARS, to be paid in Greenville, S. C., together with interest thereon from maturity hereof until maturity at the rate of Five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of June, 1956, and on the 15th day of each month of each year thereafter the sum of \$80.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest is paid in full; the aforesaid monthly payments of \$80.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$2,474.50 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 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 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 consideration of the further sum of THREE DOLLARS, to us, 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 P. R. LONG, JR., his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the South side of East Earle Street, in the City of Greenville, in Greenville County, South Carolina, and having, according to a survey made by J. A. Sirrine, Engineer, July 10, 1914, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "C", at Page 171, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of East Earle Street, said pin being 204 feet 10 inches East from the Southeast corner of the intersection of East Earle Street and North Main Street, and running thence S 18-30 W, 206.6 feet to an iron pin; thence S 71-20 E, 63 feet to an iron pin; thence N 18-30 E, 206.6 feet to an iron pin on the South side of East Earle Street; thence along the South side of East Earle Street, N 71-20 W, 63 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of P.R. Long, Jr., to be recorded herewith.

This mortgage is junior in rank to the lien of that mortgage given by P. R. Long, Jr., to Ruth Williams Calhoun, dated December 14, 1955, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 661, at Page 502, in the original amount of \$9,000.00.

(OVER)