

BOOK 680 PAGE 134

State of South Carolina,

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

JUN 1 3 07 PM 1956

OLLIE FARNSWORTH
R. M. C.

WE, JOHN THOMAS CAREY AND EMMA CAREY, SEND GREETING:
WHEREAS, we the said John Thomas Carey and Emma Carey,

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to North Carolina Mutual Life Insurance Company

in the full and just sum of Three Thousand and No/100ths (\$ 3,000.00) DOLLARS, to be paid at its offices in Durham, North Carolina, together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July, 1956, and on the 1st day of each month of each year thereafter the sum of \$ 33.31, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1966, and the balance of said principal and interest to be due and payable on the 1st day of June, 1966; the aforesaid monthly payments of \$ 33.31 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 3,000.00 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 the said John Thomas Carey and Emma Carey, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said North Carolina Mutual Life Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said John Thomas Carey and Emma Carey in hand and truly paid by the said North Carolina Mutual Life 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 NORTH CAROLINA MUTUAL LIFE INSURANCE COMPANY:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, approximately 2 1/2 miles West of the Old Greenville County Court House on the Eastern side of Church Street (also known as Carver Street), and having the following metes and bounds according to a plat prepared by W.J. Riddle, Surveyor, dated April, 1946:

BEGINNING on the Eastern side of Church Street at the corner of property now or formerly of A.J. Carey; thence with the Eastern side of Church Street N. 13-30 W. 70 feet to property owned by Phyllis Wheatley Association; thence N. 83-04 E. 52.5 feet to a pin, corner of Phyllis Wheatley property; thence S. 28-42 E. 100 feet to line of property now or formerly of A. J. Carey; thence with line of property now or formerly of A.J. Carey N. 82-10 W. 84 feet to the beginning corner.

The above described property is the identical property conveyed to the mortgagors herein by Ann A. Maddison and Alma A. Jones, Executrices of the Estate of Ansel A. Arnold, deceased, by deed dated April 18, 1946, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 293 at page 302.