

MORTGAGE: Prepared by Rainey, Fant & Brawley, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

State of South Carolina,

JUN 5 9 31 AM 1956

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

ALFRED MARION McCARSON

SEND GREETING:

WHEREAS, I the said Alfred Marion McCarson

hereinafter called the mortgagor(s)
in and by MY certain promissory note in writing, of even date with these presents am well and truly in-
debted to James F. Nichols and Virginia Phillips Nichols

hereinafter called the mortgagee(s)
in the full and just sum of Two Thousand Nine Hundred fifty-one and 07/100
(\$2,951.07) DOLLARS, to be paid at 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 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 \$ to be applied on the
interest and principal of said note, said payments to continue up to and including the day of

1956, and the balance of said principal and interest to be due and payable on the day of

1956; the aforesaid monthly payments of \$50.00 each are to be applied first to
interest at the rate of 5% per annum or

or to principal 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 con-
dition, 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 in-
cluding ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be se-
cured 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, Alfred Marion McCarson

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 James F. Nichols and
Virginia Phillips Nichols, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being
on the Northwest side of Parker Road in Greenville County, State of South
Carolina, and being known and designated as Lot 3 on plat of Berea Realty
Co., prepared by John C. Smith and J. Coke Smith, Surveyors, dated March
1952, recorded in the RMC Office for Greenville County, S. C. in Plat
Book "BB", page 37, and having according to said plat the following
metes and bounds:

BEGINNING at an iron pin on the Northwest side of Parker Road at the
joint front corner of Lot 2 and Lot 3, and running thence along the line
of Lot 2, S. 57-05 W., 175 feet to an iron pin; thence S. 26-15 E., 80
feet to an iron pin at the joint rear corner of Lots 3 and 4; thence
along the line of Lot 3, N. 57-05 E., 175 feet to an iron pin on the
Northwest side of Parker Road; thence along the Northwest side of
Parker Road, N. 26-15 W., 80 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of James F.
Nichols and Virginia Phillips Nichols of even date to be recorded here-
with.

Paid Dec. 7, 1956

James F. Nichols

Virginia Phillips Nichols

Attorneys

Greenville, S. C.