

State of South Carolina,

COUNTY OF GREENVILLE

RECORDED
OCT 15 4 11 PM 1956
THE FARMERS
BANK

IDA KIRKLAND PRUITT

SEND GREETING:

WHEREAS, I the said Ida Kirkland Pruitt

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Charles H. Ashmore

hereinafter called the mortgagee(s) in the full and just sum of Two Thousand Thirty Four and 50/100 (\$2,034.50) DOLLARS, to be paid at

in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five & one-half (5 1/2) % per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of November, 1956, and on the 15th day of each month

of each year thereafter the sum of \$ 13.58 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 \$ 13.58 each are to be applied first to interest at the rate of five & one-half (5 1/2) % per centum per annum on the principal sum of \$ 2,034.50 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 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 Charles H. Ashmore his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Northwest side of Vanderbilt Circle in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 44 on plat of White Oak Subdivision, made by J. D. Pellett, Jr., Engineer, August 1946, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "P", page 121, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Vanderbilt Circle and joint front corner of Lots 43 and 44, running thence along the line of Lot 43 N. 23-57 W. 147.8 feet to an iron pin; thence S. 23-58 W. 112.7 feet to an iron pin; thence with the line of Lot 45 S. 19-42 E. 100.5 feet to an iron pin on the Northwest side of Vanderbilt Circle; thence along Vanderbilt Circle N. 49-00 E. 95 feet to the beginning corner.

This property was conveyed to the mortgagor herein by deed of Charles H. Ashmore to be recorded herewith. This mortgage is given to secure the unpaid portion of the purchase price of the above described property.

This mortgage is junior in rank to the lien of that mortgage given by Charles H. Ashmore to C. Douglas Wilson & Co. dated September 10, 1951, in the original amount of \$8,000.00, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 509, page 49.