

FILED

GREENVILLE, S. C.

MAR 25 5 01 PM 1957

State of South Carolina,

OLLIE HAYNSWORTH
R. M. C.

COUNTY OF GREENVILLE

I, ALAN A FENTON

SEND GREETING:

WHEREAS, I the said Alan A. Fenton

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to HERBERT C. WOOD

in the full and just sum of Two Thousand Nine Hundred and Fifty and no/100 (\$2,950.00) ~~XXXXXXXXXXXX~~ DOLLARS, to be paid at

in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five & three-fourths (5 3/4) per centum per annum. said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of May, 1957, and on the 1st day of each month

of each year thereafter the sum of \$56.70, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of April

1962, and the balance of said principal and interest to be due and payable on the 1st day of April 1962; the aforesaid monthly payments of \$56.70 each are to be applied first to

interest at the rate of five and three-fourths (5 3/4) per centum per annum on the principal sum of \$2,950.00 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 I the said Alan A. Fenton

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Herbert C. Wood according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said Alan A. Fenton in hand and truly paid by the said Herbert C. Wood

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 Herbert C. Wood

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, on the Northwestern side of Mable Avenue, and being known and designated as Lot No. 62 as shown on a plat prepared by Dalton & Neves, dated February, 1955, entitled "Property of James M. Edwards," and having according to said plat and according to a more recent plat prepared by Piedmont Engineering Service, dated March 19, 1957, entitled "Property of Alan A. Fenton" the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Mable Avenue at the joint front corner of Lots Nos. 62 and 63, and running thence with the line of Lot No. 62 N. 47-08 W. 200 feet to an iron pin; thence S. 42-52 W. 100 feet to an iron pin; thence with the line of Lot No. 61 S. 47-08 E. 200 feet to an iron pin on Mable Avenue; thence with the Northwestern side of Mable Avenue N. 42-52 E. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of William M. Edwards, as committee and as trustee for James M. Edwards, dated March 14, 1957, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina. The aforesaid plat entitled "Property of James M. Edwards" is recorded in the R.M.C. Office for Greenville County in Plat Book II at page 121.