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MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

MAY 6 10 35 AM 1957

OLLIE FARNSWORTH
R.M.C.

The State of South Carolina,

COUNTY OF GREENVILLE

WILLIAM W. WYATT SENDS GREETING:

Whereas, I, the said William W. Wyatt, aggregating $1,500.00, hereinafter called the mortgagor(s) in and by my two certain promissory note in writing of even date with these presents, am well and truly indebted to H. C. SMITH, C. S. FOX and W. J. WATSON, hereinafter called the mortgagee(s), in the full and just sum of One thousand Five hundred and no/100 ---------- DOLLARS ($ 1,500.00), to be paid at in Greenville, S. C., 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 4th day of June, 1957, and on the 4th day of each month of each year thereafter the sum of $ 50.00, to be applied on the interest and principal of said note, said payments to continue thereafter until principal and interest are paid in full, and the balance of said principal and interest to be due and payable on the 4th day of May, 1962; the aforesaid monthly payments of $ 50.00 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of $ 1,500.00 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 herein 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 convenant 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 H. C. SMITH, C. S. FOX and W. J. WATSON, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southwest side of Richbourg Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 19 on plat of Morningside Subdivision made by Dalton & Neves, Engineers, in December, 1952, recorded in the RMC Office for Greenville County, S. C., in Plat Book "EE", pages 2 and 3; said lot fronting 125 feet along the Southwest side of Richbourg Road, running back to a depth of 200 feet on the Southeast side, to a depth of 200 feet on the Northwest side, and being 125 feet across the rear.

This mortgage is junior in rank to the lien of that mortgage given by me on May 3, 1957 to The Prudential Insurance Company of America in the amount of $12,700.00, to be recorded herewith.