

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

FILED
GREENVILLE CO. S. C.

The State of South Carolina,
COUNTY OF Greenville

MAY 22 9 30 AM 1958

OLLIE FARR WORTH
R. M. O.

I, RICHARD M. HESTER

SEND GREETING:

Whereas, I, the said Richard M. Hester

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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON AS TRUSTEE UNDER AGREEMENT WITH DORIS B. GOLLER, DATED January 4, 1955.

hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand and No/100 - - - - -

- - - - - DOLLARS (\$7,000.00), to be paid at Greenville 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 5th day of July, 1958, and on the 5th day of each month of each year thereafter the sum of \$ 90.30, to be applied on the interest and principal of said note, said payments to continue up to and including the 5th day of May, 1966, and the balance of said principal and interest to be due and payable on the 5th day of June, 1966; the aforesaid monthly payments of \$ 90.30 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 \$ 7,000.00 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 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 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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON AS TRUSTEE UNDER AGREEMENT WITH DORIS B. GOLLER DATED January 4, 1955, its successors and assigns, forever:

ALL that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the Northwest side of Phillips Lane, in that area recently annexed to the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 22, of Block E, on Plat of Augusta Court, made by R. E. Dalton, Engineer, April 1923, recorded in the RMC Office for Greenville County, S. C., in Plat Book F, at page 124, and having, according to the said plat and a recent survey made by R. W. Dalton, Surveyor, April 10, 1950, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Phillips Lane, at joint corner of Lots 1 and 22, said pin also being 227 feet in a Southwesterly direction from the point where the Northwest side of Phillips Lane intersects with the Southwest side of Augusta Road, and running thence along the line of Lot 1, N. 37-57 W. 114 feet to an iron pin; thence with the rear line of Lot 19, S. 52-03 W. 70 feet to an iron pin; thence with the line of Lot 21, S. 37-57 E. 120 feet to an iron pin on the Northwest side of Phillips Lane; thence with the Northwest side of Phillips Lane, N. 47-10 E., 70.3 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of W. Harold Johnston, dated April 11, 1950, recorded in the RMC Office for Greenville County, S. C. in Deed Book 406, at page 413.