

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

SEP 12 12 30 PM 1953

OLLIE W. WORTH
F. M. S.

CLARENCE B. MARTIN, JR.

SEND GREETING:

Whereas, I, the said Clarence B. Martin, Jr.

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, GREENVILLE, S. C.

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

----- DOLLARS (\$ 8,000.00), to be paid
at its bank 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 12th day of October, 19 58, and on the 12th day of each month
of each year thereafter the sum of \$ 84.86, to be applied on the interest
and principal of said note, said payments to continue up to and including the 12th day of August
19 68, and the balance of said principal and interest to be due and payable on the 12th day of September
19 68, the aforesaid monthly payments of \$ 84.86 each are to be applied first to
interest at the rate of five (5 %) per centum per annum on the principal sum of \$ 8,000.00 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 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, 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 saidTHE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., its
successors and assigns, forever:ALL that lot of land with the buildings and improvements thereon situate
on the Southwest side of Augusta Road, in the City of Greenville, in Green-
ville County, S. C., being shown as Lot No. 6 of Block A on plat of Augusta
Court, made by R. E. Dalton, Engineer, April 1923, recorded in the R.M.C.
Office for Greenville County, S. C. in Plat Book "F", page 124, and having
according to said plat the following metes and bounds, to wit:BEGINNING at an iron pin on the Southwest side of Augusta Road, at joint
front corner of Lots 5 and 6 of Block A, running thence along the line of
Lot 5, S. 54-30 W., 246.7 feet to an iron pin; thence N. 37-57 W., 103 feet
to an iron pin; thence along the line of property now or formerly of E. W.
Carpenter, N. 55-30 E., 270 feet to an iron pin on the Southwest side of
Augusta Road; thence along the Southwest side of Augusta Road, S. 24-35 E.,
100 feet to the beginning corner.This is the same property conveyed to the mortgagor by deed of Walter D.
Collins and Frances Foster Collins to be recorded herewith.