

BOOK 795 PAGE 64

The State of South Carolina,

COUNTY OF GREENVILLE

GREENVILLE, S.C.
JUL 5 1959

H. P. WILBANKS

SEND GREETING:

Whereas, I, the said H. P. Wilbanks

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 WOOTEN CORPORATION OF WILMINGTON

hereinafter called the mortgagee(s), in the full and just sum of

Five Thousand Four Hundred and no/100 -----DOLLARS (\$ 5,400.00), 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: Interest only to be paid on July 24, 1959 and on the 24th day of each month thereafter up to and including June 24, 1979, and Beginning on the 24th day of July 1979, and on the 24th day of each month of each year thereafter the sum of \$ 104.40 , to be applied on the interest and principal of said note, said payments to continue up to and including the 24th day of May 19 84 , and the balance of said principal and interest to be due and payable on the 24th day of June 19 84 ; the aforesaid monthly payments of \$ 104.40 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of \$ 5,400.00 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 Wooten Corporation of Wilmington, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the South side of Pleasantdale Circle, near the City of Greenville, being shown as Lot 22 on plat of Pleasantdale Subdivision, made by Dalton & Neves, Engineers, March 1957, recorded in the RMC Office for Greenville County, S.C. in Plat Book "QQ", page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Pleasantdale Circle at joint front corner of Lots 21 and 22, and running thence along the line of Lot 21, S. 0-06 E., 95 feet to an iron pin; thence with the line of Lot 25, S. 83-25 W., 176.1 feet to an iron pin; thence with the line of Lot 23, N. 0-06 W., 115 feet to an iron pin on the South side of Pleasantdale Circle; thence N. 89-54 E., 175 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Wooten Corporation of Wilmington, to be recorded herewith.

This mortgage is junior in rank to the lien of that mortgage given by Wooten Corporation of Wilmington to Fidelity Federal Savings and Loan