

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

SEP 29 4 33 PM 1960

The State of South Carolina,
COUNTY OF GREENVILLE

OLLA B. GURTH
R.M.C.

FRANCES M. WITHINGTON

SEND GREETING:

Whereas, I, the said Frances M. Withington

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, as Administrator, c.t.a. and Trustee under the Will of John B. Marshall,

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

Three Thousand Two Hundred and no/100 -----DOLLARS (\$ 3,200.00), to be paid at office 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 quarterly installments as follows:

Beginning on the 29th day of December, 1960, and on the 29th day of each March, June, September & December of each year thereafter the sum of \$ 210.00, to be applied on the interest and principal of said note, said payments to continue/ ~~up to and including the~~ ~~day of~~ ~~-----~~ thereafter until the principal and interest are paid in full; ~~and the balance of said principal and interest to be due and payable on the~~ ~~-----~~ day of ~~-----~~; the aforesaid quarterly payments of \$ 210.00 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of \$ 3200.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly 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, as Administrator, c.t.a. and Trustee under the Will of John B. Marshall, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of Clarendon Avenue, near the City of Greenville, in Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Clarendon Avenue, which point is 220 feet South from a 15-foot alley, and runs thence S. 43-50 E., 350 feet to an iron pin; thence S. 46-10 W., 100 feet to an iron pin; thence N. 43-50 W., 350 feet to an iron pin on East side of Clarendon Avenue; thence with Clarendon Avenue, N. 46-10 E., 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Ola Gregory Guerry, dated May 18, 1925, recorded in the RMC Office for Greenville County, S.C. in Deed Book 105, Page 372.

Satisfied and paid in full this 12th Day of March, 1965.
The South Carolina National Bank Admin. E. J. A. Trustee
Under Will John B. Marshall.

Witness: J. B. Guerry
J. B. Guerry

March 12 1965
9:30 a.m.