

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

BOOK 845 PAGE 326

The State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE COUNTY S.C. DEC 21 - 2 24 PM 1960

To All Whom These Presents May Concern:

JOHN D. HOLLINGSWORTH and ELLA B. HOLLINGSWORTH

SEND GREETING:

Whereas, we, the said John D. Hollingsworth and Ella B. Hollingsworth

hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to GRACE W. FARIS

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

Eighty Three Thousand Five Hundred & no/100 --DOLLARS (\$ 83,500.00), to be paid as follows: \$20,875.00 to be paid December 31, 1967; \$20,875.00 to be paid December 31, 1968; \$20,875.00 to be paid December 31, 1969; and \$20,875.00 to be paid December 31, 1970, with interest thereon from December 31, 1960 at an annual rate of \$5311.34 for the first seven years of the term of this note, payable in monthly installments of \$325.00 each beginning December 31, 1960 and continuing on the last day of each month thereafter, except that the November 30 payment each year shall be for the amount of \$1736.34 and with interest after December 31, 1967, at the rate of 6.361% per annum payable monthly

with interest thereon from

at the rate of

percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

interest at the same rate as principal.

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 We, 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 US, 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 Grace W. Faris, her heirs and assigns forever:

ALL that parcel or tract of land with the buildings and improvements thereon, situate on the Northeast side of the Greenville-Laurens Road (also known as U.S. Highway 276), about five miles Southeast of the City of Greenville, in Austin Township, Greenville County, S.C., and being a portion of that tract of land shown on a plat of property of L.W.Faris, made by Dalton & Neves, Engineers, October 1940, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book K, Page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Greenville-Laurens Road at the Southeast corner of the tract herein conveyed, and also at the corner of property now or formerly of J.L. Locke, and running thence along the line of said Locke property, N. 30-0 E., 2541.4 feet to a point in center of the C. & W.C. Railroad track; thence along the center of said railroad, N. 49-10 W., 337 feet to a point; thence continuing along center of said railroad, N. 56-56 W., 115.6 feet to a point; thence still with the center of said railroad, N. 58-47 W., 630.8 feet to an iron pin at corner of property heretofore conveyed by L. W. Faris to J. D. Hollingsworth; thence along the said Hollingsworth line, S. 25-45 W., 1950 feet to an iron pin at corner of property now or formerly of Lancaster; thence along said

509 De la... 1/2 ... Plat Book K, Page 73, and having, according to said plat, the following metes and bounds, to-wit: ...