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State of South Carolina

COUNTY OF GREENVILLE

OLLIE A. ... R.M.C.

WE, CHARLES A. DUPREE and RUBY H. DUPREE

SEND GREETING:

WHEREAS, we the said Charles A. Dupree and Ruby H. Dupree

hereinafter called the mortgagor(s) and by our certain promissory note in writing, of even date with these presents are well and truly indebted to VENTILATED AWNINGS CORPORATION

hereinafter called the mortgagee(s) in the full and just sum of Three Hundred Eighty-three and 40/100

(\$ 383.40) DOLLARS; to be paid at Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven (7%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July 1962 and on the 1st day of each month thereafter the sum of \$ 10.65 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May 1965 and the balance of said principal and interest to be due and payable on the 1st day of June 1965, the aforesaid monthly payments of \$ 10.65 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$ 383.40 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 therein 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 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 VENTILATED AWNINGS CORPORATION, its successors and assigns, forever:

ALL that certain piece, parcel and lot of land with all buildings and improvements thereon situate, lying and being in or near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 131 on plat of the Subdivision of Abney Mills, Poinsett Plant, Greenville, S. C., made by Pickell and Pickell, Engineers, Greenville, S. C., on March 5, 1959, and recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 51, and also being known as No. 13 Gates Street, and fronting thereon 48.5 feet.

THIS mortgage is junior in rank to the lien of that certain mortgage executed by Charles A. Dupree and Ruby H. Dupree to the Greer Federal Savings & Loan Association, in the original amount of \$3,200.00, dated June 1, 1959, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 790, page 574.

For record to the Mortgage see R. E. M.

RECORDED AND INDEXED BY RECROSS

DAY OF ... 1962

R. M. C. FOR GREENVILLE COUNTY, S. C.

BY ...