

STATE OF SOUTH CAROLINA

MAR 24 5 10 PM 1966

BOOK 1026 PAGE 73

COUNTY OF GREENVILLE

GREENVILLE, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this 24 day of March, 1966 by James H. Holland and Grace K. Holland, hereinafter called the Mortgagor, (whether one or more persons) in the State aforesaid, Witnesseth:

Whereas, the Mortgagor is well and truly indebted to CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC., a corporation organized and existing under the laws of the State of South Carolina with its principal office in the City of Charleston, South Carolina, and legally domesticated and doing business in the State of South Carolina, hereinafter called the Mortgagee, in the full and just sum of Seventeen Thousand ----- Dollars (\$17,000.00), for money loaned, plus interest thereon from date at the rate of 5 3/4 per centum per annum, all as evidenced by one certain promissory note, signed by James H. Holland and Grace K. Holland ----- of even date herewith, payable to the order of the Mortgagee, at its Home Office in the City of Charleston, South Carolina, the said principal and interest being due and payable as follows: One Hundred Six & 95/100 Dollars on the 1st day of May, 1966 and a like amount on the same day of each month thereafter ensuing until paid in full, except that in any event the entire unpaid balance shall mature and become payable on the same day of April, 1991. The payments shall be applied first to the payment of monthly interest at said rate on the unpaid principal and the remainder on account of unpaid principal.

The said note provides that the maturity thereof may at any time be accelerated and the unpaid balance of principal with all accrued interest declared due and payable at once, at the holder's option, upon default in the payment when due of any instalment of principal or interest, and that all delinquent instalments of both principal and interest shall bear interest after maturity until paid at the highest lawful rate per annum, payable semi-annually. The said note further provides for payment of 10% of the principal and interest due thereon when collected, if it be placed in the hands of an attorney for collection, and contains a waiver of presentment, demand, protest and notice of dishonor, protest and extension, and a waiver of the benefit of any exemption under the Homestead and all other exemption laws.

KNOW ALL MEN BY THESE PRESENTS, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, and interest thereon, as well as the payment when due by the Mortgagor to the Mortgagee of all other sums becoming due under the terms of said note and of this Mortgage, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents doth grant, bargain, sell and release unto the Mortgagee its successors and assigns forever, all of the following described real estate, situate, lying and being in the County of Greenville -----, State of South Carolina, particularly described as follows:

All that lot of land in the county of Greenville, State of South Carolina, known and designated as Lot No. 76 on plat of Section 3, Wade Hampton Gardens subdivision recorded in the RMC Office for Greenville County in Plat Book YY page 179, said lot having a frontage of 110 feet on the east side of Dagenham Drive, a depth of 160.6 feet on the north side, a depth of 160 feet on the south side, and a rear width of 100 feet.