

JUL 26 5 21 PM 1968

BOOK 1098 PAGE 503

State of South Carolina,

COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE

ERNEST J. HOWARD

SENDS GREETING:

WHEREAS, I the said Ernest J. Howard

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Ruth Turnbull, now by remarriage known as Ruth Russell Baker in the full and just sum of Five Thousand and No/100 (\$ 5,000.00) DOLLARS, to be paid at 909 E. North Street 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:

Beginning on the 1st day of September, 1968, and on the 1st day of each succeeding month of each year thereafter the sum of \$ 117.43, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July, 1972, and the balance of said principal and interest to be due and payable on the 1st day of August, 1972; the aforesaid monthly payments of \$ 117.43 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of \$ 5,000.00 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 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 (10%) per cent, of the indebtedness as attorneys' 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 Ernest J. Howard

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Ruth Turnbull, now by remarriage known as Ruth Russell Baker according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me Ernest J. Howard

the said Ruth Turnbull, now by remarriage known as Ruth Russell Baker in hand and truly paid by the said Ruth Turnbull, now by remarriage known as Ruth Russell Baker 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 Ruth Turnbull, now by remarriage known as Ruth Russell Baker

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Gower Street, being more particularly described as follows:

BEGINNING at an iron pin on Gower Street and running thence N. 39-27 E. 225.2 feet to an iron pin; thence N. 59-53 W. 100 feet to an iron pin; thence S. 30-05 W. 91.5 feet to an iron pin in line of lot recently sold to Mrs. Ruth Turnbull; thence with line of said lot S. 59-50 E. 78 feet to an iron pin in a 10 feet alley; thence with said alley S. 39-27 W. 129 feet to an iron pin in Gower Street, thence with Gower Street S. 59-43 E. 10 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Ruth Turnbull, now by remarriage known as Ruth Russell Baker, dated July 26th, 1968, and to be recorded herewith in the K.M.C. Office for Greenville County, South Carolina.