

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & ~~Yancy~~ ^{McKay} Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

BOOK 1155 PAGE 609

The State of South Carolina,

MAY 21 2 51 PM '70

COUNTY OF GREENVILLE

OLLIE ARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

DAVID R. HOWELL

SEND GREETING:

Whereas, I, the said David R. Howell

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 ISAAC C. HOWELL

hereinafter called the mortgagee(s), in the full and just sum of Five Thousand, Eight Hundred, Fifty-Two and 01/100 (\$5,852.01)-----

----- DOLLARS (\$5,852.01--), to be paid as follows:
the sum of \$50.00 to be paid on July 1, 1970 and the sum of \$50.00 on the 1st day of each month thereafter until the principal indebtedness is paid in full.

, with interest thereon from maturity

at the rate of six (6%)
annually
interest at the same rate as principal.

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

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 Isaac C. Howell, his heirs and assigns, forever:

ALL that lot of land with the improvements thereon situate on the South side of Mount Vista Avenue in the City of Greenville, in Greenville County, South Carolina, being shown as the front portion of Lot 194 on plat of Traxler Park, made by R. E. Dalton, Engineer March 1923, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "G", at Pages 115 and 116 (also shown in Plat Book "F", at pages 114 and 115), and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Mount Vista Avenue, at joint front corner of Lots 193 and 194, and running thence with the line of Lot 193, S. 25-23 E. 150 feet to an iron pin; thence N. 64-37 E. 70 feet to an iron pin; thence with the line of Lot 195, N. 25-23 W. 150 feet to an iron pin on the South side of Mount Vista Avenue; thence along the South side of Mount Vista Avenue, S. 64-37 W. 70 feet to the beginning corner.

This is the same property conveyed to me by Isaac C. Howell by deed of even date herewith. This mortgage is given to secure the purchase price and is junior to that mortgage now held by The Prudential Insurance Company of America in the original amount of \$13,800.00, recorded in the