

AUG 18 12 05 PM '70

GREENVILLE CO. S. C.
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I I, Edward W. Johnson, Jr. SEND GREETING:
the said Edward W. Johnson, / am
indebted unto PROVIDENT LIFE AND ACCIDENT

INSURANCE COMPANY, Chattanooga, Tennessee, by my promissory note, in writing, of even date herewith, of which the following is a copy:

\$ 22,800.00 Greenville, South Carolina August 18, 1970

"For value received, I jointly and severally promise to pay to the order of PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY the principal sum of Twenty-two Thousand Eight Hundred and No/100 (\$22,800.00) Dollars, with interest thereon from date hereof at the rate of 7 1/2 per cent. per annum, said interest and principal sum to be paid as follows:

"Beginning on the first day of September, 1970, and on the first day of each month thereafter, the sum of One Hundred Sixty-eight and 50/100 (\$168.50) Dollars, to be applied on the principal and interest of this note until the first day of August, 1995, when any balance remaining due on principal, with accrued interest, shall be payable in full. The aforesaid monthly payments of One Hundred Sixty-eight and 50/100 (\$168.50) Dollars each are to be applied first to interest at the rate of 7 1/2 per cent. per annum on the principal sum of Twenty-two Thousand Eight Hundred and No/100 (\$22,800.00) Dollars, 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 interest of this note being payable in lawful money of the United States of America at the Home office of PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY in Chattanooga, Tennessee, or at such other place as the holder hereof may from time to time designate in writing.

"This note and the interest are secured by a first mortgage on real estate of even date herewith, on property located in Greenville County, South Carolina. In the event the*

"If this note is placed in the hands of an attorney for collection, by suit or otherwise, or to enforce its collection, or to protect the security for its payment, the makers will pay all costs of collection and litigation together with a ten (10%) per cent. attorney's fee.

"All installments of principal and interest of this note shall bear interest after the due date at the rate of seven (7%) per cent. per annum.

"Upon failure to pay an installment of principal and interest of this note within thirty (30) days after due, or upon failure to comply with any of the conditions or requirements in the mortgage securing this note, then the remaining installments of interest and principal secured by said mortgage shall at once become due and payable, at the option of the legal holder hereof.

"The makers and endorsers severally waive demand, presentment, protest and notice of protest and expressly agree that this note, or any payment hereunder, may be extended from time to time without in any way affecting the liability of the makers and endorsers hereof.

*maker hereof transfers title to said real estate the entire balance on this note shall immediately become due and payable, at the option of the holder hereof.

Privilege is given the payor to make additional payments on the principal indebtedness of this note when interest becomes due and payable after 60 days' advance written notice in the amount of 10% of the original indebtedness, non-cumulative, including obligatory payments, in any one year. Said additional payments may be made after the first 12 regular payments have been made; such payments shall be for the exact amount of such portion of any consecutive number of the ensuing monthly payments as would be applied to principal if these monthly payments were made when due. The further privilege is given to prepay the entire principal indebtedness on any date when interest becomes due and payable during the 4th year, after giving 60 days' advance written notice, by paying a premium equal to 3% of the amount so prepaid; 2-1/2% of the amount so prepaid during the 5th year; 2% of the amount so prepaid during the 6th year; 1-1/2% of the amount so prepaid during the 7th year; 1% of the amount so prepaid during the 8th year; and 1/2% of the amount so prepaid during the 9th year. After the first 9 loan years this loan may be paid in full on any interest payment date without premium with 60 days' written notice.