

GREENVILLE CO. S. C.
DEC 10 3 49 PM '70

BOOK 1175 PAGE 133

The State of South Carolina,
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, VIOLET J. CLAYTON

SEND GREETING:

Whereas, I, Violet J. Clayton, the said Violet J. Clayton given by Clayton Tile Distributing Co., Inc. and S. M. Clayton and hereinafter called the mortgagor(s) in and by a certain promissory note in writing of even date with these presents, am well and truly indebted to The South Carolina National Bank of Charleston

hereinafter called the mortgagee(s), in the full and just sum of ---Thirty-Five Thousand and No/100 ---

----- DOLLARS (\$35,000.00)-----
with interest on the unpaid principal computed from the date of each advance to the Undersigned at the rate of eight percent (8%) per annum on 30% of the loan outstanding and at five and one-half percent (5 1/2%) per annum on the remaining 70% of the loan outstanding, payment to be made in installments as follows:

Five Hundred Eighty Five Dollars (\$585.00), payable monthly, beginning one month from the date hereof and Five Hundred Eighty Five Dollars (\$585.00) on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable six years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said installment and the balance, if any, as a credit to principal.

at the rate of ~~10%~~ set forth above monthly 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, Violet J. Clayton, 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, Violet J. Clayton, 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 The South Carolina National Bank of Charleston, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina and being known and designated as Lot No. 2 on Plat of Isbell Heights which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book XX at Page 167 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Isbell Lane, joint front corner of Lots 2 and 3 and running thence N. 79-06 E. 274.3 feet to an iron pin; thence N. 37-23 W. 212 feet to an iron pin, joint rear corner of Lots 1 and 2; thence S. 59-09 W. 209.5 feet to an iron pin on Isbell Lane, joint front corner of Lots 1 and 2; thence along Isbell Lane S. 23-53 E. 60 feet to a point; thence continuing along Isbell Lane S. 14-00 E. 60 feet to an iron pin, the point of beginning.