

MORTGAGE OF REAL ESTATE—Prepared by Raboy, Fant & [REDACTED] Attorneys at Law, Greenville, S. C.

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The State of South Carolina,
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

I, Lawrence M. Jennings

SEND GREETING:

Whereas, I, the said Lawrence M. Jennings

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 Vernie G. Jennings

hereinafter called the mortgagee(s), in the full and just sum of Ten Thousand and no/100-----

-----DOLLARS (\$ 10,000.00), to be paid
at maturity in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of
Seven & 1/2 (7 1/2 %) per centum per annum, said principal and interest being payable in monthly
installments as follows:

Beginning on the 7 day of May, 19 71, and on the 7 day of each
month of each year thereafter the sum of \$ 150.00 thereafter until the principal and interest is paid in full
and principal of said note, said payments to continue until the principal and interest is paid in full
the aforesaid monthly payments of \$ 150.00 each are to be applied first to
interest at the rate of Seven & 1/2 (7 1/2 %) per centum per annum on the principal sum of \$ 10,000.00 or
so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment
shall be applied quarterly 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 herein 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 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 Vernie G. Jennings

her heirs and assigns forever;

All that parcel or tract of land situate at the southeast corner of the intersection of Lowndes Hill Road and Grand Avenue in the city of Greenville, in Greenville County, South Carolina and having according to a survey made by R. K. Campbell, July, 1961, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-H Page 200, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Lowndes Hill Road and Grand Avenue and runs thence along the East side of Grand Avenue S 20-50 E 141.65 feet to an iron pin at the corner of property of Roy C. Young; thence along the said Young line N 75-58 E 120 feet to an iron pin in line of property now or formerly of Greenville Little Theatre; thence along the line of said Theatre property N 20-59 W 135.75 feet to an iron pin on the South side of Lowndes Hill Road; thence along the edge of Lowndes Hill Road S 78-43 W 120.6 feet to the beginning corner.

This is the same property conveyed to me by deed of Richard F. Watson, Jr. of even date to be recorded herewith.