

McKAY

BOOK 1198 PAGE 95

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & Hinton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

The State of South Carolina,

JUL 8 2 06 PM '71

COUNTY OF Greenville

OLLIE FARNSWORTH.
R. M. C.

Barbara Hughes Keeney

SEND GREETING:

Whereas, I, the said Barbara Hughes Keeney

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 Wesley A. Millard and Dorothy B. Millard.

hereinafter called the mortgagee(s), in the full and just sum of Six Thousand Seven Hundred Eighty-Two

and 64/100----- DOLLARS (\$ 6,782.64), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Seven & One-half 7½ (%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of August, 19 71, and on the 15th day of each month of each year thereafter the sum of \$ 100.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest is paid in full. ~~the aforesaid, monthly payments of \$ 100.00 each are to be applied first to interest at the rate of Seven & One-half 7½ (%) per centum per annum on the principal sum of \$ 6,782.64 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 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 Wesley A. Millard and Dorothy B. Millard, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot 3 on Plat of Property of Nora C. Crosby, Plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book TT, Page 73, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the rear corner of Lot 2, said iron pin being 181 feet in a northeasterly direction from a county road (Childs Road); and running thence N. 24-07 W. 248.4 feet to an iron pin; thence N. 56-12 E. 100.6 feet to a point; thence N. 61-0 E. 134 feet to an iron pin on Horse Shoe Circle; thence S. 24-15 E. 300 feet to an iron pin; thence S. 71-35 W. 234.4 feet to an iron pin, the point of beginning. Less a 20 foot triangular strip hereto fore conveyed to Brooks.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being near the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot 2 on Plat of Property of Nora C. Crosby, which Plat is recorded in the R.M.C. Office for Greenville County, in Plat Book TT, Page 73, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the edge of a County Road (Chiles Road) leading off from the Augusta Road, at the corner of Lot 1, and running thence with the line of Lot 1 N. 59-58 E. 197 feet to a stake in the line of Lot 3; thence with the line of Lot 3 S. 24-07 E. 197 feet to a stake; thence S. 68-00 W. 181 feet to a