

MORTGAGE OF REAL ESTATE—Prepared by Rainey, East & ~~Smith~~ ^{MEYER} Attorneys at Law, Greenville, S. C.
 GREENVILLE CO. S. C.

MAR 14 11 11 AM '72
 OLLIE KARNSWORTH
 R. M. C.

The State of South Carolina,
 COUNTY OF GREENVILLE

Herbert G. Merritt and Mary B. Merritt

SEND GREETING:

Whereas, we, the said Herbert G. Merritt and Mary B. Merritt hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Frances W. LaBoon

hereinafter called the mortgagee(s), in the full and just sum of Twenty-four thousand and no/100----

----- DOLLARS (\$ 24,000.00), to be paid at Greer, S. C. ~~and to be paid~~ 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 April, 19 72, and on the 15th day of each month of each year thereafter the sum of \$ 284.89, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of February 19 82, and the balance of said principal and interest to be due and payable on the 15th day of March 19 82; the aforesaid monthly payments of \$ 284.89 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 \$ 24,000.00 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 we, 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 us, 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 Frances W. LaBoon, her heirs and assigns, forever:

ALL those lots of land with the buildings and improvements thereon, situate on the west side of South Main Street in the Town of Greer, in Greenville County, South Carolina, being shown as Lots 3 and 4 on plat of property of John A. and I. O. Robison made by W. A. Christopher recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 157, also shown on plat recorded in Plat Book O, Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of South Main Street at the joint front corner of Lots 2 and 3 and runs thence along the line of Lot 2 N. 82-35 W. 211 feet to an iron pin; thence S. 12-15 W. 111 feet to an iron pin; thence with the line of Lot 5 S. 82-35 E. 200 feet to an iron pin on the west side of South Main Street; thence along the west side of South Main Street N. 23-25 E. 114 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by the Mortgagee, et al, by deed of even date, recorded herewith.