

GREENVILLE CO. S. C.

MORTGAGE: Form Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

FEB 14 10 49 AM '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1266 PAGE 600

State of South Carolina,

COUNTY OF GREENVILLE

FRED W. JONES AND HELEN H. JONES

SEND GREETING:

WHEREAS, WE the said Fred W. Jones and Helen H. Jones

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to The South Carolina National Bank of South Carolina, Greenville Branch, in the full and just sum of Thirty Thousand and No/00 (\$30,000.00) DOLLARS, to be paid at S. Main Street in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of eight (8) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of February 1973, and on the 1st day of each month of each year thereafter the sum of \$286.70, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of December 1987, and the balance of said principal and interest to be due and payable on the 1st day of January 1988; the aforesaid monthly payments of \$286.70 each are to be applied first to interest at the rate of eight (8) per centum per annum on the principal sum of \$30,000.00 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 therein provided, the same shall bear simple interest from the date of such default until paid at the rate of eight (8) 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 (10%) per cent, of the indebtedness as attorneys' 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 Fred W. Jones and Helen H. Jones

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US mortgagees, the said mortgagors in hand and truly paid by the said mortgagee

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 South Carolina, Greenville Branch, its successors and assigns, forever:

All that certain, piece, parcel or tract of land situate, lying and being on the Southwest side of Augusta Street in the City of Greenville, County of Greenville, State of South Carolina, as shown on plat prepared by Dalton & Neves, Engineers, dated February, 1926, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pipe on the Southwest side of said Augusta Street at the Northeast corner of Lot No. 13 of the O. P. Mills property as shown on plat thereof recorded in R.M.C. Office for Greenville County in Plat Book "C", page 176 and running thence with said Augusta Street S. 47-57 E. 139 feet to an iron pipe on corner of property belonging to Standard Oil Company; thence with the line of said property S. 42-53 W. 142.7 feet to an iron pipe; thence N. 14-00 W. 51.1 feet to an iron pipe; thence S. 76-00 W. 78.4 feet to an iron pipe; thence N. 47-52 W. 53.3 feet to an iron pipe corner of said Lot No. 13 of the O. P. Mills property; thence with the line of said Lot N. 42-53 E. 179.9 feet to the beginning corner.

(Cont'd.)