

# State of South Carolina,

COUNTY OF GREENVILLE

SARAH C. TRAMMELL SEND GREETING:

WHEREAS, I the said Sarah C. Trammell

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to The First National Bank of Greenville, S.C., as Guardian for Annice Teresa Crosby and Samuel Eugene Crosby in the full and just sum of Seven Thousand Five Hundred and No/100 (\$ 7,500.00 ) DOLLARS, to be paid at its bank ~~xxx~~ Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five (5 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 21 day of June, 1953, and on the 21 day of each month of each year thereafter the sum of \$ 79.55, to be applied on the interest and principal of said note, said payments to continue up to and including the 21 day of April, 1963, and the balance of said principal and interest to be due and payable on the 21 day of May, 1963, the aforesaid monthly payments of \$ 79.55 each are to be applied first to interest at the rate of Five (5 %) per centum per annum on the principal sum of \$ 7,500.00 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 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 (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 I the said Sarah C. Trammell

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 me the said Sarah C. Trammell 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 ~~xxxx~~ The First National Bank of Greenville, S.C. as Guardian for Annice Teresa Crosby and Samuel Eugene Crosby its successors and assigns, forever,

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of Tindal Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 63, Block "A", on Plat of Cagle Park, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "C", at Page 238, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Tindal Avenue, at corner of Lot 64, and running thence with the line of Lot 64, N. 2-37 W. 199.3 feet to an iron pin on McKay Street; thence with said Street, S. 89-15 W. 60 feet to an iron pin at corner of Lot 62; thence with the line of Lot 62, S. 2-37 E. 199.5 feet to an iron pin on Tindal Avenue; thence with said Tindal Avenue N. 89-07 E. 60 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of William F. Trammell, dated February 23, 1934, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 175, Page 261.