

State of South Carolina,

COUNTY OF GREENVILLE

CHARLES R. MULLINAX and AILEEN B. MULLINAX SEND GREETING:
WHEREAS, we the said Charles R. Mullinax and Aileen B. Mullinax

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to Homer Styles in the full and just sum of Five Thousand and No/100 (\$5,000.00) DOLLARS, to be paid at Travelers Rest, S. C. in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of January, 1954, and on the 1st day of each month of each year thereafter the sum of \$50.00 to be applied on the interest and principal of said note, said payments to continue thereafter until said indebtedness is paid in full, and the balance of said principal and interest to be due and payable on the 1st day of each month, the aforesaid monthly payments of \$50.00 each are to be applied first to interest at the rate of Six (6%) per centum per annum on the principal sum of \$5,000.00 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 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 we, the said Charles R. Mullinax and Aileen B. Mullinax, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Homer Styles according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said Charles R. Mullinax and Aileen B. Mullinax in hand and truly paid by the said Homer Styles 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 Homer Styles, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, State of South Carolina, designated as Lot No. 1 on plat of property of Carl Styles, said plat being prepared by W. P. Morrow, Registered Surveyor, on January 21, 1953, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Greenville-Tigerville Road at the intersection of an unimproved County Road, and running thence with said County Road, S. 71-10 E. 210 feet to an iron pin; thence N. 9-28 E. 210 feet to an iron pin; thence N. 71-10 W. 210 feet to a point in the center of said Greenville-Tigerville Road; thence S. 9-28 W. 210 feet along the center of said Road to the point of beginning, and containing one acre, more or less.

The above described property is the same conveyed to the mortgagors herein by deed of L. A. Moseley and Roy W. Boggess, dated April 3, 1953, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 475, at Page 535.