

FILED  
GREENVILLE CO. S. C.

BOOK 1098 PAGE 141

The State of South Carolina,  
COUNTY OF GREENVILLE

JUL 22 } 3 40 PM 1968  
CLLIE FARNSWORTH  
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, WE, the said EDWARD PAUL HOLDER, D/B/A HOLDER ELECTRICAL SUPPLY AND MARY C. HOLDER 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 Southern Bank and Trust Company, (Greenville, South Carolina Branch)

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

-----DOLLARS (\$ 26,000.00, to be paid with interest on the unpaid principal computed from the date of each advance to the Undersigned at the rate of 7% per cent per annum (on 25% of the loan and 5½% per cent per annum on 75% of the loan) payment to be made in installments as follows:  
Four Hundred Thirty Dollars (\$430.00), payable monthly, beginning one month from the date hereof and Four Hundred Thirty Dollars (\$430.00) on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable six years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued ~~thereon~~ to the date of receipt of said installment and the balance, if any, as a credit to principal.  
at the rate of as set forth above monthly <sup>percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear</sup>  
interest at the same rate as principal.

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 SOUTHERN BANK AND TRUST COMPANY, (Greenville, South Carolina Branch), Its Successors and Assigns, Forever:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, situate on the Northeastern side of Cape Charles Drive, Butler Township, being shown and designated as Lot 45 on plat of Pelham Estates, recorded in Plat Book PPP, pages 28 and 29 and having according to said plat the following metes and bound, to-wit:

BEGINNING at an iron pin on the Northeastern side of Cape Charles Drive at the joint front corner of Lots 45 and 46 and running thence with the line of Lot 46 N 31 - 17 E 200 feet; thence N 58 - 43 W 200 feet to pin at rear corner of Lot 44; thence with the line of lot 44 S 31 - 17 W 200 feet to pin on Cape Charles Drive; thence with the Northeastern side of said drive S 58 - 43 E 200 feet to point of beginning.

This mortgage is junior in rank to that mortgage given by E. Paul Holder and Mary C. Holder to Fidelity Federal Savings and Loan Association on September 13, 1967, recorded in the Greenville County RMC Office in Mortgage Book 1069, page 242 in the principal amount of \$28,000.00.

*Handwritten notes:*  
Book 1098  
Page 141  
Lot Book 1098 page 141  
3-16-77