

MORTGAGE OF REAL ESTATE

DAND & WHITE, PRINTERS, SPARTANBURG, S. C. 148732

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, K. S. Conrad, of

SEND GREETING:

WHEREAS, I, the said K. S. Conrad

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Hagood Bruce

in the full and just sum of Three thousand (\$3,000.00) Dollars to be paid: one year after date with the privilege to pay the principal at any interest date

with interest thereon from date at the rate of six

per cent. per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of

ten per cent of the amount

, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, 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 the said Mortgagor, in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee and

his Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in the City of Greenville, Greenville, County, State aforesaid,

in the Fifth Ward of said City, and having the following metes and bounds, according to a plat made by H. G. Jones, dated March 12, 1913, and recorded in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Plat Book 6, at page 133, to-wit:

Beginning at an iron pin on the present line of South Main Street at corner of an eight-foot walkway, and running thence S. 28-13 E. 350.5 feet, more or less, to an iron pin, old corner; thence S. 70-10 W. 62.5 feet to an iron pin, corner of B. E. Geer; thence N. 28-07 W. 336.7 feet, more or less, to an iron pin on South Main Street; thence with present line of South Main Street N. 49-05 E. 61 feet to the beginning corner, being the same lot of land conveyed to K. S. Conrad by W. P. Anderson by deed bearing date January 3, 1920, and recorded in said office in Deed Book 56, at page 485.

This lot is leased to Sinclair Refining Company, and in the event of foreclosure and sale under this mortgage, the mortgagee shall be entitled to all the said lease from the time said property is sold.

State of South Carolina,
County of Greenville,
For value received, I, Louise B. Conrad, do hereby postpone the lien of a mortgage executed by K. S. Conrad to me, dated June 12, 1931, recorded in Mortgage Book 207, page 197;200 inclusive, in favor of the mortgage executed by K. S. Conrad to Hagood Bruce for the sum of Three thousand (\$3,000.00) Dollars, bearing date October 18, 1935, on the lot on South Main Street, City of Greenville, said County and State, described in the deed by W. P. Anderson to K. S. Conrad, which deed is recorded in Volume 56, page 485, so that said mortgage held by said Hagood Bruce shall be a first lien on the premises described in said mortgage, and senior in rank to the mortgage held by me.
Witnesses: H. K. Townes Louise B. Conrad,
Mary Seyle.

State of South Carolina,
County of Greenville.
Personally appeared before me Mary Seyle and made oath that she saw the within named Louise B. Conrad sign, seal and as her act and deed deliver the foregoing written instrument for the uses and purposes therein stated, and that she with H. K. Townes, witnessed the execution thereof.
Sworn to before me this 18th day of October, 1935.
H. K. Townes L. S. Mary Seyle.
Notary Public for S. C

Recorded this the 18th day of October, 1935, at 10:08 A. M.

This mortgage satisfied and paid April 10, 1937
Hagood Bruce

In the presence of
H. K. Townes
Mary Seyle
Notary Public
10/18/35

RECORDED AND INDEXED
10/18/35
GREENVILLE COUNTY, S. C.