

MORTGAGE OF REAL ESTATE TO ALESTER G. FURMAN

THE STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Margaret S. Beattie (hereinafter referred to as Mortgagor) SEND GREETING:

Whereas, the said Mortgagor has executed to Alester G. Furman here three (3) certain coupon notes in writing, of even date with these Presents, in the sum of

Seven Thousand Dollars,

payable to Alester G. Furman

or bearer, at his office in Greenville, South Carolina, as follows: Five Hundred Dollars one (1) year after date, Five Hundred Dollars two (2) years after date and Five Thousand Dollars three years after date with interest thereon from date at the rate of seven per cent. per annum, to be computed and paid semi-annually on the 7th days of July

and January in each year until paid in full; all interest not paid when due to bear interest at the 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 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 said debt 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 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof 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 Alester G. Furman, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Alester G. Furman,

All that certain piece, parcel or lot of land situate, lying and being on the East side of Richardson Street in Ward 1 of the City of Greenville, Greenville County, State of South Carolina, and being more particularly described as follows:

Beginning at a stake on the East side of Richardson Street which point is 100 feet in a northerly direction from the north side of West North Street, and running thence with Richardson Street in a northerly direction 71.75 feet to an iron pin corner of the Sanatorium Plot; thence with the line of said lot in an Easterly direction 106 feet to corner of lot now or formerly belonging to Jones McCrorey; thence in a southerly direction with line of Douglas property 71.75 feet to a stake, which point is 100 feet in a northerly direction from the north side of West North Street; thence along the line of other property belonging to the mortgagor in a westerly direction 106 feet, more or less, to a stake at the beginning corner. This being a portion of the property

willed to me by my late wife, Margaret S. Beattie deceased, as will appear by reference to his last will and testament on file in the office of the Register of Deeds in Greenville County in Book 514, page 1045.

Witness my hand and seal this 5th day of April 1945.

M. E. Madsen

STATE OF SOUTH CAROLINA, County of Charleston, Personally appeared M. E. Madsen, by J. Arthur Johnston, Treasurer of The Charleston Library Foundation, who being duly sworn, depose and say that he is the owner of the above described property and that he is the owner of the same.

Subscribed and sworn to before me this 5th day of April, A. D. 1945.

Nathaniel B. Barnwell, Notary Public for S. C.

4513, RECORDED AND INDEXED BY ALLEN J. JAMES, CLERK OF GREENVILLE COUNTY, S. C. APR 23 1945

For Air Assignments and Declaration of Trust See R. & M. Book 329 at Page 185.