

The State of South Carolina,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. H. D. McBrayer

SEND GREETING:

WHEREAS, I, the said J. H. D. McBrayer

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

in the full and just sum of Sixteen thousand and seventy-five (16,750.00)

Dollars, to be paid Forty (40.00) Dollars on the first beginning of June 1, 1936, and \$40.00 per month thereafter until paid in full.

with interest thereon from the date of this mortgage at the rate of 7% per cent. per annum, to be computed and paid monthly.

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 hereof, who may sue thereon and foreclose this mortgage; and in case said note, after 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 his interest 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 attorney's fees, 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 J. H. D. McBrayer

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Emelyn P. McGe

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said J. H. D. McBrayer in hand well and truly paid by the said Emelyn P. McGe

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, sell and release unto the said Emelyn P. McGe, her heirs and

assigns forever, the following property, to wit:

Parcel No. 1
Being all of Lots Nos. 41 and 42 in the subdivision of the Theron Carl property known as Oaklawn, as per plat made by the Fitzpatrick Leary Company, dated May 6th, 1920, and recorded in Plat Book "C", page 278, in the Office of R. M. C. for Greenville County, South Carolina, the above mentioned subdivision being in Greenville Township on the Rutherford Road, near the City of Greenville, South Carolina.

Parcel No. 2
Beginning at an iron pin at the corner of Sawyer Street and Bob's Alley and running thence with Bob's Alley S. 57 1/2° W. 228 feet to an iron pin at the corner of Lot No. 5 - there with line of Lot No. 5 - S. 61° E. 275 feet to corner of Lot No. 7 and thence with line of Lot No. 7 in a northeasterly direction 206 feet to a stake on Sawyer Street, thence with Sawyer St. N. 65° W. 143 feet to the beginning corner and designated as Lot No. 6 on a plat made by H. A. Hudson, surveyor on the 5th day of April, 1906 and recorded in the P. M. C. office for Greenville County in Plat Book "A", page 174, and being the same land conveyed to Virginia Simkins, committed for John C. Simkins, by William Patton and Owen Cantey by deed of May 31, 1933 recorded in Deed Book 166, page 481.
It is understood and agreed that the mortgage will release from the lien of this mortgage, upon payment to him of the amounts hereinbelow specified. As of this day the total mortgage indebtedness of Sixteen thousand and seventy-five (16,750.00) Dollars is divided for release purposes so that parcel No. 1 may be released upon payment of seven thousand and seventy-five (7,750.00) Dollars and parcel No. 2 upon payment of nine thousand and ninety-five (9,250.00) Dollars with the further understanding that said release values shall be reduced monthly by payments of \$40.00 per month by the mortgagor and that the \$40.00 monthly payment shall first apply to interest and the balance as a principal reduction. Provided further that the \$40.00 monthly payment shall be applied for release purposes on the basis of \$16.00 per month on parcel No. 1 and \$24.00 on parcel No. 2 and that any monthly payment in excess of the \$40.00 shall be applied as the mortgagor may direct at time of payment. The intention of the above being that the release value of the respective parcels shall decrease as the monthly payments are made and that the mortgagor shall have the right upon payment of the reduced amount remaining due on any parcel, to pay that amount and have that parcel released from the lien of this mortgage.

See Deed Book 207 Page 129 deed to L. B. Clardy

It is further understood and agreed that this mortgage is junior to a \$2500.00 mortgage on parcel No. 1 given to Mrs. E. P. Juhahn and a \$1000.00 mortgage given this day to Virginia Simkins on parcel No. 2.