

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

87272 PROVENCHER-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. T. Greene SEND GREETINGS:

Whereas, I the said J. T. Greene

in and by my certain promissory note in writing of even date with these presents,

well and truly indebted to Marguerite C. Miller

in the full and just sum of FOUR THOUSAND FIVE HUNDRED

(\$4,500.00) Dollars, to be paid two years from date, 1940,

with interest thereon from date at the rate of 5 1/2 per centum 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, 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 his interests to 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 I, J. T. Greene

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment

thereof to the said Marguerite C. Miller

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me

the said J. T. Greene

in hand well and truly paid by the said Marguerite C. Miller

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

Marguerite C. Miller:

All that certain piece, parcel or tract of land in the City of Greenville, County of Greenville, State of South Carolina, fronting on Tindall, Crescent Avenue and Capers Street, and having, according to a plat of property of Receivers of Peoples State Bank of South Carolina, made by John C. Covington, C.E., July 25, 1935, and recorded in the R. M. C. office for Greenville County in Plat Book I, page 48, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest intersection of Crescent Avenue and Capers Street and running thence along the west side of Capers Street N. 05° 15' W. 511 feet to an iron pin at the southwest intersection of Tindal Avenue and Capers Street; thence along the south side of Tindal Avenue S. 89-32 W. 274.6 feet to an iron pin in line of property formerly belonging to Cagle Park; thence S. 05° E. 531.6 feet to an iron pin in the north side of Crescent Avenue; thence along the north side of Crescent Avenue N. 85-35 E. 278.7 feet to the point of beginning.

Less, however, a strip of land off the west portion of Lot H, as shown on said plat, fronting 19.7 feet on the north side of Crescent Avenue and extending back in parallel lines a distances of 331, feet, said strip having been conveyed by the mortgagor herein to Roger C. Peace by deed dated July 2, 1937, and recorded in the R. M. C. office for Greenville County in Deed Book 199, at page 221.

Also less lots B and C. as shown on said plat and a strip off the eastern portion of Lot A, fronting 5 feet on the south side of Tindal Avenue and extending back in parallel lines for a distance of 200.7 feet, said property having been conveyed by the mortgagor herein to Frank E. Kitchen by deed dated October 20, 1936, and recorded in the R. M. C. Office for Greenville County in Deed Book 186, at page 114.

The above described tract of land intended to be covered by this mortgage includes all of Lots E. F. G and D and the western portion of Lot A and the eastern portion of Lot H, as shown on the plat above referred to, being a portion of the same property conveyed to the mortgagor herein by Robert Gage and William Elliott, Receivers of The Peoples State Bank by deed dated July 23, 1936, and recorded in the R. M. C. office for Greenville County in Deed Book 188, page 271.

*State of South Carolina*  
*note secured by the within written*  
*has been paid in full, the*  
*is hereby satisfied and declared forever*  
*from the 18th day of*  
*September, 1940,*  
*Marguerite C. Miller (L.S.)*

*In the presence of*  
*Kate Walker*  
*Walter Moore*  
*Sept 25 1940*  
*Greenville*  
*13492*