Vol._____

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

42162 PROVENCE—JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

That I, Everett A. Nicholson SEND GREETINGS:

Whereas, I the said Everett A. Nicholson

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

well and truly indebted to Hext M. Perry, Trustee

in the full and just sum of Four Hundred Dollars

($ 400.00) Dollars, to be paid

in monthly installments of twenty dollars ($20.) each, beginning on the first day of November 1939, and each month thereafter until paid in full

with interest thereon from date at the rate of six per centum per annum, to be computed and paid 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 hereof, 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 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 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, the said Everett A. Nicholson, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Hext M. Perry, Trustee

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

in hand well and truly paid by the said Hext M. Perry, Trustee,

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

Hext M. Perry, Trustee,

All that certain piece, parcel or lot of land on Rogers Avenue, in that Section known as Sans Souci, about three miles northwest of the City of Greenville near the New Buncombe Road, said lot having the following lines, courses and distances, to wit:

Beginning at an iron pin on the northern edge of a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots numbered twenty-five (25) and twenty-six (26), and running thence along said sidewalk, N. 79-28 E. fifty (50) feet to an iron pin joint corner of lots numbered twenty-six (26) and twenty-seven (27); thence along the line of lot numbered twenty-seven (27), N. 10-17 W. one hundred and fifty (150) feet to an iron pin, rear corner of lots numbered twenty-six (26) and twenty-seven (27); thence S. 79-28 W. fifty (50) feet to an iron pin, joint rear corner of lots numbered twenty-five (25) and twenty-six (26); thence along the line of lots numbered twenty-five (25), S. 10-17 E., one hundred and fifty (150) feet to an iron pin, the beginning corner, the same being known and desiganted as lot numbered twenty-six (26) on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part hereof.

And also one half of the adjacent lot numbered twenty-five (25), beginning at an iron pin in the middle of lot numbered twenty-five (25), on the northern edge of a six (6) foot sidewalk running along Rogers Avenue, and running thence along said sidewalk N. 79-28 E., twenty-five (25) feet to an iron pin, joint corner of lots numbered twenty-five (25) and twenty-six (26); thence along the line of lot numbered twenty-six (26); N. 10-17 W., one hundred and fifty (150) feet to an iron pin, joint rear corner of lots numbered twenty-five (25) and twenty-six (26); thence S. 79-28 W., twenty-five (25) feet, to an iron pin, in the middle of said lot numbered twenty-five (25); thence S. 10-17 E., one hundred and fifty (150) feet to an iron pin, the beginning corner, the same being the eastern half of lot numbered twenty-five (25) as shown on plat of said property in the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part hereof.

And also all of Lot numbered twenty-seven on said Rogers Avenue, having the following lines, courses and distances, to wit:-

Beginning at an iron pin on the northern edge of a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots numbered twenty-six (26) and twenty-seven (27), and running thence along said sidewalk, N. 79-28 E., ninety (90) feet to an iron pin, on the right of-way of the New Buncombe Road; thence along the said right-of-way N. 35-17 W., one hundred sixty-five and two-tenths (165.2) feet, to an iron pin; thence S. 79-28 W. twenty (20) feet to an iron pin, rear corner of lots numbered twenty-six (26) and twenty--seven (27); thence with