

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of Greenville

I, JULIA PHILLIPS TRAXLER

SEND GREETING:

WHEREAS, I the said Julia Phillips Traxler

in and by my certain promissory note in writing, of even date with these presents do well and truly indebted to the Liberty ~~SOUTHERN LIFE~~ LIBERTY INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina in the full and just sum of Fifty-seven Hundred and 00/100 (\$ 5700.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date

hereof until maturity at the rate of four and one-half (4 1/2%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 30th day of July 1943 and on the 30th day of each month of each year thereafter the sum of \$ 54.83 to be applied on the interest and principal of said note, said payments to continue up to including the 30th day of May 1954 and the balance of said principal and interest to be due and payable on the 30th day of June 1954; the aforesaid monthly payments of \$ 54.83 each are to be applied first to interest at the rate of four and one-half (4 1/2%) per centum per annum on the principal sum of \$ 5700.00 and so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installment, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, 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 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 said cases the mortgagor promises to pay all costs and expenses including ten (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 the said Julia Phillips Traxler Liberty in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~SOUTHERN LIFE~~ LIBERTY INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

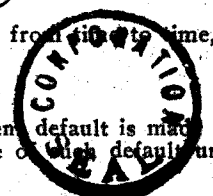
the said Julia Phillips Traxler Liberty in hand well and truly paid by the said ~~SOUTHERN LIFE~~ LIBERTY INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said ~~SOUTHERN LIFE~~ LIBERTY INSURANCE COMPANY.

All that certain piece, parcel or lot of land with buildings and improvements thereon same lying and being on the north side of Fernwood Lane in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 40 and 41 on Plat of Cleveland Forest made by Dalton & Neves, Engineers, May 1940 recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book K at Pages 45-47 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Fernwood Lane at joint corner of Lots 39 and 40 and running thence with the line of Lot 39 N. 17-44 W. 1406 feet to an iron pin; thence with the rear line of Lots 75 and 76 S. 72-16 W. 120 feet to an iron pin; thence with the line of Lot 42S. 17-44 E. 151 feet to an iron pin on the north side of Fernwood Lane thence with the north side of Fernwood Lane N. 67-16 E. 120.4 feet to the beginning corner.

This is the same property conveyed to me by deed of David G. Traxler dated April 17, 1943 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 252 at Page 397.

RECORDED AND INDEXED BY Alice S. [Signature] FOR GREENVILLE COUNTY, S. C. 9/11/45



Satisfied and August, 1945
the Liberty Life Insurance Company
paid the life insurance