

The State of South Carolina,

JUN 28 4 22 PM 1948

County of **Greenville.**

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SHEPARD REALTY CORP.,

SENDING GREETING:

Whereas, the said **Shepard Realty Corp.,** hereinafter called the mortgagor(s) in and by **its** certain promissory note in writing, of even date with these presents, is well and truly indebted to **The South Carolina National Bank of Charleston (Greenville Branch)** hereinafter called the mortgagee(s), in the full and just sum of **Eighty Thousand & no/100** -----

----- DOLLARS (\$ **80,000.00**), to be paid as follows: The sum of **\$2,250.00** to be paid on the principal on the first day of **October, 1948** and the sum of **\$2,250.00** on the first day of **January, April, July and October** of each year thereafter up to and including the first day of **April, 1953**, and the balance of the principal then remaining unpaid to be paid on the first day of **July, 1953**,

, with interest thereon from **date**

at the rate of **four (4%)** percentum per annum, to be computed and paid **October 1, 1948 and quarterly thereafter**

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 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(s) promise to pay all costs and expenses including 10 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(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to **it** , the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 **The South Carolina National Bank of Charleston (Greenville Branch), its Successors and Assigns, forever:**

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in Greenville County, State of South Carolina, about one-fourth mile West of the Town of Greer, S. C., containing **3.00** acres according to plat of the Property of **R. A. Ford**, prepared by **R. S. Brockman**, Surveyor, November 1947, which plat is recorded in the **R. M. C. Office for Greenville County, S. C., in Plat Book R, at page 161**, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin (the Northwesterly corner of said tract) at the center of the intersection of **Moore Avenue and Hubert Street (formerly Franklin Street)**, and running thence along the center of **Hubert Street (formerly Franklin Street), S. 54-55 E. 426 feet** to an iron pin at center of intersection of **Hubert Street (formerly Franklin Street)** and an unnamed street; thence with said unnamed street, **S. 28-08 E. 316 feet** to an iron pin at Northeast intersection of said unnamed street and **Carolina Avenue**; thence along Northwesterly side of said avenue (formerly property line of **Reberman**), **N. 28-41 E. 424.5 feet** to an iron pin in center of **Moore Avenue**; thence with center of said **Moore Avenue, N. 27-53 E. 329.5 feet** to point of beginning.

Being the identical property conveyed to **Shepard Realty Corp.** by **Jeannette A. Ford and R. A. Ford** by deed dated **December 17, 1947** and recorded in **Deed Book 320, page 388**, said **R. M. C. Office.**

(Over)

RECORDED AND CANCELLED BY RECORDS
6 DAY OF Jan 1948
Ollie Farnsworth
R. M. C. OFFICE GREENVILLE COUNTY, S. C.
3:36 PM NO. 358