

VOL 402 PAGE 248

The State of South Carolina,
County of Greenville

NOV 2 11 AM 1948
LILLIE FARNSWORTH
R.M.O.

To All Whom These Presents May Concern:

SHEPSAL REALTY CORP.

Whereas, the said Shepsal Realty Corp. hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, is indebted to Peoples National Bank of Greenville, Greenville, S. C. hereinafter called the mortgagee(s), in the full and just sum of Twelve Thousand & no/100 - - -

----- DOLLARS (\$12,000.00) to be paid as follows: The sum of \$100.00 to be paid on the principal on the 1st day of November, 1948 and the sum of \$100.00 on the principal on the 1st day of each month of each year thereafter up to and including the 1st day of September, 1953, and the balance of the principal then remaining due to be paid on the 1st day of October, 1953,

, with interest thereon from date at the rate of Five (5%) percentum 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 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 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 Peoples National Bank of Greenville, its successors and assigns, forever:

All that piece, parcel or tract of land, with the buildings and improvements thereon, in Greenville Township, Greenville County, State of S. C., containing 7.4 acres located on the Northwest side of Crestwood Drive, and known as the W. C. Dill property at the foot of Paris Mountain and having, according to a survey thereof made by Pickell and Pickell, Engineers, November 13, 1947, the following metes and bounds, to-wit:

Begin at an iron pin in the center of Crestwood Drive in the line of the McCarter property, thence along the line of the McCarter property and the property of J. LaRue Henson, N. 37-30 W. 841 feet to an iron pin; thence along the line of Von Follen property, N. 31-30 W. 322 feet to an iron pin; thence along the line of the property of S. 57-05 E. 662.5 feet to an iron pin in the center of Crestwood Drive; thence down the center of Crestwood Drive in a Northwesterly direction, 141 feet to a bend; thence continuing in a Northwesterly direction down the center of said Drive 203 feet to a bend; thence along the center of said Drive in a Southwesterly direction 165.5 feet to a bend; thence continuing with center of said Drive in a Southwesterly direction 108 feet to the point of beginning.

This is the same property conveyed to Shepsal Realty Corp. by deed of Robert Ernest Dill dated December 16, 1947 recorded in the R. M. O. Office for Greenville County, S. C. in Deed Book 330 at page 268.