

MORTGAGE OF REAL ESTATE—Prepared by J. B. Ricketts, Attorney at Law, Greenville, South Carolina

The State of South Carolina,
County of Greenville.

To All Whom These Presents May Concern:

I, W. Rudolph Shives,

SEND GREETING:

Whereas, I, the said W. Rudolph Shives

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Mrs. Elizabeth B. Ricketts

hereinafter called the mortgagee(s), in the full and just sum of Four Hundred and No/100-----
----- DOLLARS (\$ 400.00), to be paid

One year after date, with the right to anticipate payment at any time,

, with interest thereon from date

at the rate of five percentum per annum, to be computed and paid

semi-annually 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 I, 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 me, 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 Mrs. Elizabeth B. Ricketts

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lot Number Seven (7) according to a map or plat of property of W.O. Groce as made in March, 1944 by R.E. Dalton, Engineer, which map or plat is of record in the R.M.C. office for said County and State in Plat Book "Q" at page 188, reference to which is hereby made; said lot of land being described by metes and bounds as follows, to wit:

Beginning at an iron pin on the Eastern side of Grece Avenue as shown on said plat, at the corner common to Lots 7 and 8, and running thence South 60-47 East, along the dividing line between Lots 7 and 8, One Hundred Forty-one and 6/10 feet to an iron pin on the rear line of Lot 17; thence North 36-57 East, along the dividing line between Lot 7 and Lots 17 and 18, Forty-one and 6/10 feet to an iron pin on the rear line of Lot 4; thence North 59-24 West, along the dividing line between Lot 7 and Lots 4, 5 and 6, One Hundred Forty-seven feet to an iron pin on the Eastern side of Groce Avenue; thence along the Eastern side of Groce Avenue, South 29-13 West Forty-five feet to the place of beginning.

This is the same lot of land conveyed to W. Rudolph Shives by deed of Martha G. Shives, dated August 20, 1948, and recorded in Deed Book 356 at page 468, in the R.M.C. office.

This mortgage is second and junior to that certain mortgage dated January 28, 1952, given by W. Rudolph Shives to Mrs. Elizabeth B. Ricketts, securing note for \$3000.00, said mortgage being of record in Mortgage Book 521 at page 188.

Paid in full, [unclear] [unclear]