

MORTGAGE OF REAL ESTATE

BAND & WHITE, PRINTERS, SPARTANBURG, S. C. 142732

STATE OF SOUTH-CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

In full 1940
Oregon Lumber Company, a corporation of South Carolina,

SEND GREETING:

WHEREAS, the said **Oregon Lumber Company, a corporation**

in and by **its** certain promissory note, in writing, of **even** date with these presents, **is** well and truly indebted to **American Building AND LOAN ASSOCIATION, OF GREENVILLE, S. C.** in the full and just sum of **twelve Hundred, Fifty and no/100**

with interest at the rate of **six (6%)** per annum, to be repaid in installments of **\$15.00 Fifteen and no/100**

And a part of said savings loan Assoc
of Greenville S.C.
to American Building
and Loan Association
of Greenville S.C.
for the sum of
\$1250.00 Dollars
(\$ **15.00**) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, be immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That, the said **Oregon Lumber Company**

in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said **American Building AND LOAN ASSOCIATION, OF GREENVILLE, S. C.** according to the terms of said note, and also in consideration of the further sum of **Three Dollars** to **it**

the said **Oregon Lumber Company** in hand well and truly paid by the said **American Building AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, 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 **American Building AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, the following described property, to-wit:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Greenville Township, known and designated as lots Nos. 19 and 20, said lots fronting on Carlton Avenue 50 feet, as shown by plat made by W. M. Rast, Engineer, dated March 1929, and recorded in R. M. C. Office for Greenville County in Plat Book H, pages 145 and 146, April 8th, 1929, being the same conveyed to the Oregon Lumber Company by C. M. Childress by deed dated August 1931, recorded in R. M. C. O. for Greenville County in Book 161, page 402.

The note secured by this Mortgage is given in renewal of the note of C. M. Childress to American Building and Loan Association for \$1250.00 dated August 2nd, 1929, said note being secured by mortgage recorded in R. M. C. O. for Greenville County in Book 211, page 248.

This mortgage is executed by authority of the undersigned who are the only stockholders in Oregon Lumber Company, a corporation of South Carolina; formal notice of a meeting of the stockholders for the purpose of authorizing this mortgage has been waived.

Witness our hands and seal at Greenville, South Carolina this 20th day of March 1936.

In presence of:
I. D. Hodgens
Eunice Glenn.

B. B. Smith (SEAL)
Addie A. Smith (SEAL)

Waiver recorded this the 4th day of April, 1936 at 11 A. M.