Vol. 115. Form 1

~~MORTGAGE OF REAL ESTATE.~~ WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 0878

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, W. D. Parrish and P. C. Gower

SEND GREETING:

WHEREAS, We, the said W. D. Parrish and P. C. Gower

in and by our certain Promissory note in writing, of even date with these presents, are well and truly indebted to Irene M. Baker

in the full and just sum of Forty-Two Thousand ($42,000.00) Dollars, to be paid November 1st. 1925 with the privilege of anticipating payment on or before January 1st. 1924.

with interest thereon from date at the rate of Seven per cent. per annum, to be computed and paid 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 promises 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 We, the said W. D. Parrish and P. C. Gower in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Irene M. Baker according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said W. D. Parrish and P. C. Gower in hand, well and truly paid by the said Irene M. Baker 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 Irene M. Baker

All that certain lot or parcel of land situate, lying and being in the City of Greenville, County and State aforesaid, on the West side of North Main Street in the block between Coffee and Washington streets, and having according to plat made by R. E. Dalton, Engineer, September, 1923, the following metes and bounds, to-wit: Beginning at a point on the east side of North Main Street, 60 ft. 5-½ in. South of the Southeast corner of Main and Coffee streets, which point is the corner of property now owned by W. D. Parrish and P. C. Gower; thence with their line S. 70-23 E. 140 ft. to a point in a wall; thence S. 20 W. 38 ft. 1 in. to an iron pin on an alley; thence with the Northern side of said alley N. 71-20 W. 44 ft. to an iron pin; thence N. 20 E. 6 ft. 5 in. to an iron pin; thence N. 70-50 W. 96 ft. (about 63 ft. of this distance runs along the center of a wall) to a point on the east side of North Main Street, which point is in the center of a brick wall, and is 93 ft. 10½ in. South of the Southeast corner of Main and Coffee streets; thence along the Western side of North Main Street N. 20 E. 33 ft. 5 in. to the point of beginning. Also a strip of land lying between the above property and Irene Baker's lot which fronts about 38 ft. on Brown Street, which strip is to be used as an alley exclusively for the benefit of the land herein conveyed and lot of Irene M. Baker which fronts on Brown street, described as follows: Beginning at a point on the Northern side of an alley, which point is 77 ft. West from Brown street, and running thence N. 20 E. 38 ft. 9 in. to an iron pin at the South side of a wall; thence N. 70-23 W. 8 ft. 5 in. to a point in a wall; thence S. 20 W. 38 ft. 10 in. to an iron pin on the Northern side of an alley; thence S. 71-20 E. 8 ft. 5 in. to the point of beginning. It is understood that a portion of the land to be used for the alley is now occupied by part of a building. The mortgagors are to remove such portion of building when the lease now upon same expires. This mortgage covers the same lot of land this day conveyed to us by Irene M. Baker, and is given to secure the balance of the purchase price for said land.

This Mortgage Satisfied in Full this 3rd day of March 1924. Norwood Cashier assignee

For Value received I hereby assign note and the within mortgage to Irene M. Baker this 2nd day of Dec. 1923. Witness: W. D. Parrish P. C. Gower

For Value received I hereby assign the within note and mortgage to Irene M. Baker without recourse this 3rd March 1924. Witness: Irene M. Baker