

MORTGAGE OF REAL ESTATE

36098 PROYENGE-JANARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Edna Boye Simpson SEND GREETING:
WHEREAS, I the said Edna Boye Simpson

in and by my certain promissory note, in writing, of even date with these presents, and well and truly indebted to AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Four Thousand and No/100 (\$4,000.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Forty and No/100 (\$40.00) 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, become 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 I, Edna Boye Simpson, the said Edna Boye Simpson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said AMERICAN BUILDING ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said Edna Boye Simpson

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 the City of Greenville, on the south side of East Earle street, and being known and designated as Lot No. 7, of Section 2, as shown on a plat of the Stone Land Company property recorded in the R. M. C. office for Greenville County in Plat Book A, at page 337, and having, according to said plat, the following metes and bounds, to-wit:

"Beginning at an iron pin in the south side of East Earle street, joint 7, which point is 12 feet east of the east intersection of East Earle street and Bennett street, and running thence along the line of East Earle street, S. 71-20 E. 160 feet to an iron pin in corner Lot 9; thence along the line of that lot, S. 18-30 W. 206 feet to an iron pin; thence N. 71-20 W. 60 feet to an iron pin, rear corner of Lot 5; thence N. 18-30 E. 206 feet to the beginning corner. Being the same lot conveyed to me by J. H. Fowler, by deed dated September 23, 1924 and recorded in the R. M. C. office for Greenville County in Vol. 99, page 425."

Handwritten notes:
Paid to J. H. Fowler and cancelled
First Federal Savings and Loan Association, Greenville, S.C.
May 28

RECORDED AND INDEXED
MAY 29 1925
OFFICE OF THE CLERK OF THE COUNTY, S. C.