

MORTGAGE OF REAL ESTATE

36198 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Leo Morgan, of Greenville County,
South Carolina

SEND GREETING:

WHEREAS, I, the said Leo Morgan

in and by my certain promissory note in _____ writing, of even date with these presents am well and truly indebted to Citizens Lumber Company, a Corporation

in the full and just sum of Two Thousand, One Hundred, Eighty Six & 49/100 Dollars to be paid: (\$ 2186.49) Dollars to be paid \$50.00 on November 1, 1937, and \$50.00 on the first day of each month thereafter until paid in full

Citizens Lumber Co.

Dec. 18-1939

with interest thereon from _____ date _____ at the rate of seven (7%) per cent. per annum, to be compounded and paid until paid in full; if interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; said note further providing for an attorney's fee of 10% of the amount due, 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 the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor _____, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee _____ according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor _____ in hand well and truly paid by the said Mortgagee _____, 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 and release unto the said Mortgagee _____ and its Successors _____ and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina

just outside the corporate limits of the City of Greenville, at the southeast corner of Linton and Birnie Streets, being all of Lot no. 29 and a triangular portion of Lot no. 28, of Block B, as shown on plat of property known as "Norwood Heights", made by N. D. Neves, C. E., in March, 1920, recorded in the P. M. C. Office for Greenville County in Plat Book "E" at Page 217, and being described as follows:

Beginning at a stake at the southeast intersection of Linton and Birnie Streets, and running thence with the eastern side of Linton Street in a southerly direction 100 feet to corner of Lot no. 30; thence with the line of said lot in an easterly direction 50 feet to a stake; thence in a northerly direction 100 feet to a stake on Birnie Street; thence with the southern side of Birnie Street in a westerly direction 50 feet to the beginning corner, being a portion of the property conveyed to Leo Morgan by J. H. Morgan by deed dated January 24, 1931, and recorded in the P. M. C. Office for Greenville County in Book of Deeds "157" at Page 427.

This is the same property on which is located a store building and two residences. It is understood and agreed that this mortgage is a first lien.