

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. H. Cromer _____ SEND GREETING:

Whereas, I the said T. H. Cromer
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Central Realty Corporation

in the full and just sum of THIRTY-SEVEN HUNDRED

(\$ 3,700.00) Dollars, to be paid with interest thereon from date
at the rate of six (6%) per annum to be computed and paid monthly as follows: thirty
dollars on the 22nd day of April, 1938 and thirty dollars on the 22nd day of each succeeding
month thereafter in each and every year until paid in full. Each of aforesaid monthly payments
are to be applied first to interest at the rate of six (6%) per annum on the principal sum
of \$3,700.00 or so much thereof as shall from time to time remain unpaid, and the balance of
each monthly payment shall be applied on account of principal. All interest not paid when due
is to bear interest at same rate as principal

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, 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 attorneys' fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, T. H. Cromer
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment
thereof to the said Central Realty Corporation

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to
the said T. H. Cromer
in hand well and truly paid by the said Central Realty Corporation

at and before 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

Central Realty Corporation:-

All that certain piece, parcel or lot of land in the City of Greenville, County of
Greenville, State of South Carolina, situate on the North side of East Croft Street, being
known and designated as Lot No. T-8, as shown on a plat of property of C. H. Talley made by
W. M. Rast, January 1928, which plat is recorded in the R. M. C. Office for Greenville
County in Plat Book H, page 116, and having, according to said plat, the following metes
and bounds, to-wit:-

BEGINNING at an iron pin on the North side of East Croft Street, joint corner of Lots
No. 9 and T-8, which iron pin is 150 feet East of the Northeast intersection of Croft and
Bennett Streets, and running thence along the line of Lots No. 9 and T-10, N. 19-30 E. 114
feet; thence along the rear line of Lot No. T-13 S. 70-30 E. 50 feet to an iron pin joint
rear corner of Lots Nos. T-8 and T-7; thence along the joint line of said lots S. 19-30 W.
114 feet to an iron pin in the North side of East Croft Street joint corner of Lots T-8 and
T-7; thence along the North side of East Croft Street N. 70-30 W. 50 feet to the point of
beginning. Being the same lots of land conveyed to the mortgagor by O. P. Earle, Conservator,
by deed dated _____, 1938 and recorded in the R. M. C. Office for Greenville
County in Deed Book _____, Page _____.

IT IS AGREED between the parties hereto that in the event either party is able to
secure refinancing of the within obligation, then, and in that event, the mortgagor herein
agrees to execute the necessary papers, the new note and mortgage to bear interest at a
rate not to exceed six (6%) per cent, per annum and monthly payments not to exceed Thirty-
Two and 50/100 (\$32.50) Dollars each. It is further understood that the mortgagee herein
shall bear all expense of refinancing in excess of Twenty-Five (\$25.00) Dollars.

Witnessed by
Gitty Brown
T. H. Cromer
Central Realty Corporation
me
5:12
Feb. 16 1938
#1662