

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, Otus Pickelsimer

SEND GREETING:

Whereas, I the said Otus Pickelsimer  
in and by my certain promissory note in writing, of even date with these presents, am  
well and truly indebted to W. H. Hale, Jr., as Trustee

in the full and just sum of EIGHTEEN THOUSAND, FIVE HUNDRED AND NO/100

(\$18,500.00) Dollars to be paid  
as follows: \$100.00 to be paid on the principal debt on Oct. 1, 1938, and the sum of \$100.00  
to be paid on the principal quarterly thereafter, until the 1st day of April, 1941 at which  
time the total balance of the principal due thereon shall become due and payable,

with interest thereon from April 1, 1938 at the rate of six per centum per annum, to be computed

quarterly, but to be paid weekly until paid in full; all 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; 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, the said Otus Pickelsimer

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment  
thereof to the said W. R. Hale, Jr., Trustee

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me

the said Otus Pickelsimer

in hand well and truly paid by the said W. R. Hale, Jr., Trustee

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

W. R. Hale, Jr., as Trustee, his successors and assigns forever:  
All that certain piece, parcel or lot of land situate, lying and being in the State  
of South Carolina, County of Greenville, and in Ward One of the City of Greenville, and being  
described as follows:

BEGINNING at a stake on the east side of Townes street 130 feet northward from the  
north side of College street, and running thence eastward parallel with College street (and  
at all times 130 feet from said College street) for a distance of 128 feet, more or less,  
to the line of J. H. O'Neill's property; thence along the line of said O'Neill's property to  
a stake on Elford street; thence westward along said Elford street to Townes street; thence  
southward along Townes street to the beginning corner. Being the same lot conveyed to me by  
T. W. Pickelsimer by deed dated March 19, 1921 and recorded in the R. M. C. office for  
Greenville County in Vol. 62, page 126."

It is understood and agreed that this mortgage is given to refinance a mortgage  
in the sum of \$15,000.00 executed by Otus Pickelsimer to W. R. Hale, Jr., dated April 12,  
1924, and recorded in the R. M. C. Office for Greenville County in Vol. 116, page 10, and now  
owned by W. R. Hale, Jr., as Trustee.

It is expressly guaranteed and warranted that there are no other liens or  
encumbrances of any nature whatsoever outstanding against the above described property.

This mortgage is made to W. R. Hale, Jr., as Trustee under the terms and conditions  
as contained in the Declaration of Trust made by W. R. Hale, Jr. and is subject to all the  
conditions and limitations, terms of trust, powers, etc., as contained in said deed as  
recorded in the R. M. C. office for Greenville County in Deed Book 141, page 375, said  
powers including power to collect money, satisfy records, assign notes and mortgages, and  
to sell and convey real estate, The original mortgage hereinabove referred to, being listed  
in said Declaration of Trust dated Sept. 24, 1927, and this mortgage is given to replace  
said mortgage in said trust account.

Assignment  
For value received, I hereby transfer, assign and set over  
the within mortgage and the note secured thereby unto M. Kee  
Investment Company, a corporation, without recourse, this 6th  
day of April, 1938  
L. M. Mahon

Daniel R. Loain  
W. R. Hale, Jr.  
as "Trustee"  
Assignment Recorded April 6, 1938 at 10:15 A.M. #4410