

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

40825 PROVINCE—JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ben G. Crosland

SEND GREETINGS:

Whereas, I the said Ben G. Crosland
in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to C. S. Fox

in the full and just sum of Four Hundred and Twenty-Five Dollars

(\$425) Dollars, to be paid as follows: Twenty dollars per month beginning April 10, 1939 and twenty dollars per month thereafter on 10th of each month until said four hundred and twenty-five dollars is paid in full, said payments to be applied to reduction of principal and interest and a said interest to run from date at the rate of five and one-half per cent. per annum, it being understood that the mortgagor has the right to anticipate any or all of said payments.

with interest thereon from date as above outlined at the rate of 5 1/2 per centum per annum, to be computed and paid 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 mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I Ben G. Crosland

in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said C. S. Fox

according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Ben G. Crosland

in hand well and truly paid by the said C. S. Fox

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

C. S. Fox

the following piece, parcel or tract of land lying, being and situate in Greenville Township, City of Greenville, State of South Carolina and having the following metes and bounds, Beginning at an iron pin on the N. W. corner of Tindal Ave. and a 15 ft. Alley and running S. 68-57 W. 38.8 ft., thence continuing along the North side of Tindal Ave. S. 67-14 W. 5.7 ft., thence N. 7-48 W. 152.4 ft. to an iron pin on the rear line of said lot, thence along the rear line of said lot due E. 50 ft. to an iron pin on the W. side of said 15 ft. Alley, thence along the W. side of said Alley S. 4-52 E. 135.5 ft. to beginning corner.

Also all that other parcel of land between the S. side or end of said Alley and the N. side of Tindal Ave., said lot of land being 15.4 ft. in width fronting Tindal Ave. and having a depth on the E. side of said Alley of 6.3 ft. and a depth of 10 ft., more or less, on the W. side of said Alley.

This property is conveyed with the restriction that grantee cannot convey it to anyone not acceptable to C. S. Fox, the grantor herein, so long as C. S. Fox owns an adjoining lot to the property conveyed herein.

Handwritten notes:
Paid
Mortgage fully satisfied
Dated 2/21/39
Witness: Charles M. Deek
RECORDED AND INDEXED
OCT 11 1939
ALLIE HARRISON
9709