

MORTGAGE OF REAL ESTATE—G.R.E.M. 9c.

STATE OF SOUTH CAROLINA,
County of Greenville

I, Paul C. Pearce, Jr.

SEND GREETING:

WHEREAS, I the said Paul C. Pearce, Jr.,

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to JUDSON MILLS, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of NINE HUNDRED AND SEVENTY-FIVE AND NO/100 (\$975.00) DOLLARS, to be paid at The South Carolina National Bank of Charleston in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of May, 1940, and on the 1st day of each month of each year thereafter the sum of \$ 9.75, to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of October, 1951, and the balance of said principal and interest to be due and payable on the 1st day of November, 1951, the aforesaid monthly payments of \$ 9.75 each are to be applied first to interest at the rate of six (6) per centum per annum on the principal sum of \$ 975.00 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 installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may, at any time 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 before its maturity, it should be deemed by the holder thereof necessary for the protection of its 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 Paul C. Pearce, Jr., the said Paul C. Pearce, Jr. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said JUDSON MILLS according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Paul C. Pearce, Jr.

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 JUDSON MILLS.

All that certain piece, parcel or lot of land on the South side of Eleventh Street, in Section No. 5 of Judson Mills Village, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 86, as shown on plat of Section No. 5 of Judson Mills Village, made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, at pages 33 and 34, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Eleventh Street, joint corner of lots 85 and 86, said pin also being 354 feet East from the Southeast corner of the intersection of Eleventh Street and Neubert Avenue, and running thence with the line of lot 85, S. 1-55 E. 160 feet to an iron pin; thence N. 88-05 E. 70 feet to an iron pin; thence with the line of lot 87 N. 1-55 W. 160 feet to an iron pin on the South side of Eleventh Street; thence with the South side of Eleventh Street, S. 88-05 W. 70 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Judson Mills of even date herewith, and this mortgage is given to secure the unpaid portion of the purchase price.

This Mortgage Assigned to Judson Mills on 24 day of Sept. 1942 Assignment recorded in Vol. 214 of R. E. Mortgages on Page 204

This Mortgage Assigned to First Natl. Bank on 25 day of Sept. 1942 Assignment recorded in Vol. 214 of R. E. Mortgages on Page 204