

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

43307 PROYENCE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lillie Pace McBrayer, of the County of Greenville State aforesaid, SEND GREETINGS:

Whereas, I the said Lillie Pace McBrayer
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Citizens Lumber Company

in the full and just sum of Six Hundred Twenty-five and no/100
(\$ 625.00) Dollars, to be paid one year from date

Handwritten: 9/40
Citizens Lumber Co.
By J. A. Roe, Pres.

with interest thereon from October 3, 1940 at the rate of seven per centum per annum, to be computed and paid semi-annually

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 the said Lillie Pace McBrayer
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Citizens Lumber Company
according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Lillie Pace McBrayer
in hand well and truly paid by the said Citizens Lumber Company

Handwritten: Witness Holder
James B. Mackney

Handwritten: 13th Sept
Office J. A. Farnsworth
me J. M.
3:18
#12939

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

Citizens Lumber Company,

All that piece parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the Sixth Ward of the City of Greenville and having the following metes and bounds:

Beginning at a stake on the East side of an alley twenty feet wide, running from Jenkins Street to lands of Caroline Garrison, being forty-one (41) feet from the corner of lot of Washington McCravey; thence with said alley S. 13½ E. forty (40) feet to a stake on said alley at the corner of my lot; thence with the line of my lot S. 68 E. One Hundred and Thirty-six (136) feet to a stake on right of way of Columbia and Greenville Railway Company, thence with said right of way fifty-five (55) feet, more or less, to a stake at corner of my lot, thence with line of my lot N. 68 W. One Hundred and Sixty-four (164) feet to the beginning corner. The distances from and towards the right of way of the Columbia and Greenville Railway Company as stated herein are calculated upon the assumption that the right of way of said Company is twenty-five (25) feet from the center of the present track, if the right of way be wider than this then this grantor will not warrant and defend the premises as to such excess if it should be proved to be more than twenty-five (25) feet.