

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

44035 PROVISIONS—JANUARY CO.—GREENVILLE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I. R. S. Ballenger

SEND GREETINGS:

Whereas, I the said R. S. Ballenger

in and by my certain promissory note in writing, of even date with these presents, am

well and truly indebted to Peoples National Bank of Greenville, South Carolina as Trustee for Furman University Endowment Fund

in the full and just sum of Two Thousand and No/100

(\$) Dollars to be paid five years after date, with semi-annual curtailments of \$200.00 each beginning October 31, 1941 and continuing in semi-annual succession thereafter until October 31, 1945 at which time the remainder shall be due and payable.

with interest thereon from date at the rate of 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 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 R. S. Ballenger

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment

thereof to the said Peoples National Bank of Greenville, S. C. as Trustee for Furman University Endowment Fund

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

the said R. S. Ballenger

in hand well and truly paid by the said Peoples National Bank of Greenville, S. C. as Trustee for Furman University Endowment Fund

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

Peoples National Bank of Greenville, South Carolina as Trustee for Furman University Endowment Fund,

All that certain piece, parcel or lot of land situate on the north side of Paris Mt. Avenue in Greenville Township, Greenville County, South Carolina known and designated as lot No. 8 of the R. S. Ballenger subdivision of lots 22, 23 and 24 of the Geer property as shown by plat recorded in the R. M. C. Office for Greenville County in plat book "G" at page 133, more particularly described as follows:

BEGINNING at an iron pin on the north side of Paris Mt. Avenue at corner of lot No. 7, which iron pin measures 118 ft. West of the intersection of Paris Mt. Avenue and an unnamed street, and running thence along the line of lot no. 7 N. 6-13 W. 173.6 ft. to iron pin at rear joint corner of lots 3, 4, 7 and 8; thence along line of lot No. 3 S. 84-0W. 59 ft. to iron pin at rear joint corner of lots 2, 3, 8 and 9; thence along line of lot No. 9 S. 6-13 E. 173.7 ft. to iron pin on Paris Mt. Avenue; thence along said Paris Mt. Avenue N. 83-50 E. 59 ft. to the point of beginning.

The property herein conveyed is a portion of lots 22, 23 and 24 of the Geer property as shown by plat above referred to, said lots having been conveyed to the within mortgagor by H. J. Martin and Franklin Real Estate and Investment Company by deeds recorded in the R. M. C. Office for Greenville County as follows: Deed book No. 140 at page 133, deed book no. 148 at page 115 and deed book no. 116 at page 396.

Handwritten notes and stamps:
- "Paid and applied in full Sept 14, 1941"
- "The Peoples National Bank of Greenville, S.C. as Trustee for Furman University Endowment Fund"
- "James M. Edwards, Trust Officer"
- "RECORDED AND CANCELLED"
- "Sept 14 1941"
- "R. M. C. OFFICE FOR GREENVILLE COUNTY, S.C." (Circular stamp)
- "James M. Edwards" (Signature)
- "H. J. Martin" (Signature)
- "Franklin Real Estate and Investment Company" (Signature)