

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, Ruth G. Bearden

SEND GREETINGS:

Whereas, I the said Ruth G. Bearden

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

well and truly indebted to W. B. Lewis and Ira A. Giles, Jr.

in the full and just sum of FOUR HUNDRED FIFTY AND NO/100

(\$450.00) Dollars, to be paid as follows;

- Fifty (\$50.00) Dollars on May 1st, 1941;
- Fifty (\$50.00) Dollars on June 1st, 1941;
- Fifty (\$50.00) Dollars on July 1st, 1941; and
- Three Hundred (\$300.00) Dollars on August 1st, 1941;

with interest thereon from February 14th, 1941 at the rate of six per centum per annum, to be computed and paid

at maturity 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 Ruth G. Bearden

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said W. B. Lewis and Ira A. Giles, Jr.

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

the said Ruth G. Bearden

in hand well and truly paid by the said W. B. Lewis and Ira A. Giles, Jr.

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. B. Lewis and Ira A. Giles, Jr., their heirs and assigns;

All that certain piece, parcel or lot of land situate, lying and being on the South side of Woodvale Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as part of Lots 253 on plat of Traxler Park made by R. E. Dalton, Engineer, March, 1923, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "F", at pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the South side of Woodvale Avenue, in the front line of Lot 253, said point being 15 feet West from the joint front corner of lots 253 and 254, and running thence S. 25-23 E. 209 feet, more or less, to an iron pin in the rear line of Lot 253, said pin being 15 feet West from the joint rear corner of lots 253 and 254; thence with the rear line of Lot 278 S. 56-00 W. 55.8 feet to an iron pin; thence with the line of lot 252 N. 25-23 W. 193.4 feet to an iron pin on the South side of Woodvale Avenue; thence with the South side of Woodvale Avenue N. 40-07 W. 61.9 feet to the beginning corner.

This is a portion of the property conveyed to the mortgagor by deed of U. S. Building Company dated April 19, 1941, and to be recorded herewith.

RECORDED AND INDEXED  
 RECORDS SECTION  
 M. C. OFFICE FOR GREENVILLE COUNTY, S. C.  
 AT 4:48 O'CLOCK P. M.  
 #17856