

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }  
County of Greenville

I, Elizabeth S. Clement

SEND GREETING:

WHEREAS, I the said Elizabeth S. Clement

*paid in full July 1944*

Frank D. Clement

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to ~~SOUTHERN BANK AND TRUST COMPANY~~ Frank D. Clement in the full and just sum of Seven Thousand and No/100 (\$ 7,000.00) DOLLARS, to be paid together with interest thereon from date

hereof until maturity at the rate of five 5 per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 12th day of January, 1942 and on the 12th day of each month of each year thereafter the sum of \$ 46.20 to be applied on the interest and principal of said note (and any other note or mortgage to include the 12th day of November, 1961, and the balance of said principal and interest to be applied on the interest and principal of said note) from the date of 12th day of November, 1961, the aforesaid monthly payments of \$ 46.20 or so much thereof as shall, from time to time, remain unpaid of five (5%) per centum per annum on the principal sum of \$ 7,000.00 and the balance of each monthly payment shall be applied on account of principal.

*RECORDED AND CANCELLED OF JULY 1944*  
*Office Greenville County S.C.*  
*#7639*

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 herein 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 sue thereon and foreclose this mortgage; and in case said note after its maturity shall 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 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 ten (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 Elizabeth S. Clement Frank D. Clement in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~SOUTHERN BANK AND TRUST COMPANY~~

ANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Elizabeth S. Clement Frank D. Clement in hand well and truly paid by the said ~~SOUTHERN BANK AND TRUST COMPANY~~ at and before the 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 ~~SOUTHERN BANK AND TRUST COMPANY~~ Frank D. Clement

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the Southwest corner of the intersection of McDonald Street and Tremont Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots No. 102 and 108 on plat of North Hills made by Dalton & Neve, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at page 138, and having, according to said plat and a recent survey made by R. E. Dalton, November 27th, 1941, the following rates and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of McDonald Street and Tremont Avenue, and running thence with the West side of McDonald Street, S. 23-32 W. 71.6 feet to an iron pin on the West side of McDonald Street, at the joint front corner of Lots No. 101 and 102; thence with the line of Lot No. 101, N. 66-28 W. 140 feet to an iron pin; thence with the rear line of Lot No. 101, S. 23-32 W. 65 feet to an iron pin; thence with the line of Lot No. 100, S. 70-41 W. 54.5 feet to an iron pin; thence with the line of Lot No. 110 N. 65-45 W. 25 feet to an iron pin; thence with the line of Lot No. 108-A, N. 20-22 E. 180 feet to an iron pin on the South side of Tremont Avenue; thence with the South side of Tremont Avenue, S. 65-45 E. 74 feet to an iron pin on the South side of said Avenue at joint corner of Lots No. 102 and 108; thence continuing with the South side of Tremont Avenue, S. 65-45 E. 69.5 feet to an iron pin on said Avenue; thence continuing with the South side of Tremont Avenue, S. 61-01 E. 71.4 feet to the beginning corner.