

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mittsy B. Groce, of Greenville County, S. C.,

WHEREAS, I, Mittsy B. Groce, the said

SEND GREETING:

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to Citizens Lumber Company, a Corporation

in the full and just sum of Twenty-Five Hundred and No/100 (\$2500.00) Dollars to be paid: One Year from date,

with interest thereon from date semi-annually at the rate of six (6) per cent. per annum, to be computed and paid 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, then 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; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon,

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and its successors, heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville County, State aforesaid,

in Greenville Township, fronting on Meadow Street, in the City of Greenville, and having the following metes and bounds, according to plat made by Dalton and Neves, dated July 1935; Beginning at an iron pin on the southwestern side of Meadow Street, 455.5 feet northwest from Hudson Street, on the north corner of the lot now or formerly owned by J. B. Ricketts, and running thence with Meadow Street, N. 54-45 W. 103 feet to stake on Meadow Street; thence S. 35-43 W. 100 feet to stake; thence S. 54-45 E. parallel with Meadow Street 103 feet, more or less, to iron pin corner of the Ricketts lot; thence with the line of said lot, N. 37 E. 100 feet to the beginning corner. Said premises being one of the lots conveyed to the mortgagor by Glove Realty Company by deed dated December 23, 1942, recorded in the R. M. C. Office for Greenville County in Volume 250, Page 47.

Handwritten: Paid Jan 16, 1946 to Citizens Lumber Co. Mittsy B. Groce

Handwritten: Mittsy B. Groce

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RECORDED AND CANCELLED BY
Ollie Jamison
R.M.C. OF GREENVILLE COUNTY, S.C.
AT 10:25 O'CLOCK
JAN 18 1946