

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROPERTY—LARRARD CO.—GREENVILLE 20157

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Henry C. Nichols and Mabel M. Nichols ----- SEND GREETINGS:

Whereas, we the said Henry C. Nichols and Mabel M. Nichols -----
in and by our certain promissory note in writing, of even date with these presents, are -----
well and truly indebted to Mary G. Traxler -----

in the full and just sum of One Thousand, One Hundred and No/100 -----
(\$ 1,100.00) Dollars, to be paid -----

in monthly instalments of twenty and No/100 (\$20.00) Dollars, beginning on the 20th day of August, 1944 and continuing on the 20th day of each and every successive calendar month thereafter until the principal debt has been paid, said payment to be credited first to interest and then to principal, with privilege of paying any part or all of the principal debt at any time before maturity.

with interest thereon from date at the rate of six per centum per annum to be computed and paid monthly, as above set out

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 we the said Henry C. Nichols and Mabel M. Nichols -----
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mary G. Traxler -----

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us the said Henry C. Nichols and Mabel M. Nichols -----
in hand well and truly paid by the said Mary G. Traxler -----

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

Mary G. Traxler and her heirs and assigns forever:

All those two certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, in a subdivision known as "Country Club Estates", and being known and designated as Lots Nos. 68 and 69 on plat of said subdivision as recorded in the R. M. C. Office for Greenville County in Plat Book G, at pages 190 and 191, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Augusta Road at the joint corner of Lots Nos. 67 and 68, which point is 60 feet from the southeast corner of the intersection of Augusta Road and Douglas Drive, and running thence along the joint line of said Lots Nos. 67 and 68, N. 60-47 E. 150 feet to an iron pin in line of Lot No. 66; thence along the line of Lot No. 66, S. 28-13 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 69 and 70; thence along the joint line of Lots Nos. 69 and 70, S. 60-47 W. 150 feet to the joint corner of said lots on the east side of Augusta Road; thence along the line of said Augusta road, N. 29-13 W. 100 feet to the beginning corner. Being the same lot conveyed to us by Mary G. Traxler by deed not yet recorded.

#12894
RECORDED
14th DISTRICT
OFFICE OF GREENVILLE COUNTY
CANCELLED OF
1944