

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

A. E. Morris

SEND GREETING:

WHEREAS, I the said A. E. Morris

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Twenty-five Thousand and No/100 (\$ 25,000.00 DOLLARS) to be paid at its principal office in Greenville, S. C.

as follows:

The sum of Six Hundred (\$600.00) Dollars to be paid on the principal on the first of January, 1945, and the sum of Six Hundred (\$600.00) Dollars on the first day of July and January of each year thereafter up to and including the first day of July 1949, and the balance of the principal remaining to be paid on the 10th day of October, 1949,

with interest thereon from date at the rate of five (5%) per cent, per annum, to be computed and paid January 1, 1945 and semi-annually on the 1st day of July and January in each year until paid in full; all interest not paid when due to bear interest at the 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 thereof, 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 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 per cent. of the indebtedness as attorney's 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 A. E. Morris LIBERTY in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me LIBERTY the said A. E. Morris in hand well and truly paid by the said LIBERTY LIFE INSURANCE 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 LIBERTY LIFE INSURANCE COMPANY

All my undivided two-thirds interest in and to that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of Westfield Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by R. E. Dalton, Engineer, September, 1925, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Westfield Street, at corner of property of Southern Railway Company and running thence with the line of the Southern Railway property N. 67-22 E. 127.75 feet to an iron pin; thence continuing with said railway property N. 62-36 E. 294 feet to an iron pin; thence with line of property now on Formerly of Carolina Public Service Company N. 51-11 E. 233.8 feet to an iron pipe under Westfield Street; thence N. 75-06 W. 327.3 feet to an iron pin on the East side of Westfield Street; thence with the East side of Westfield Street, S. 30-32 W. 482 feet to the beginning corner of

The undivided two-thirds interest in the property above described was acquired by the mortgagor herein under deeds of John D. Marshall and B. B. McKoy, dated March 3, 1924 and February 9, 1933 and are recorded in the R. M. C. Office for Greenville County in Deed Book 92 at page 312, and Deed Book 144, at page 263,

ALSO all my undivided one-half interest in and to that lot of land situate, lying and being on the West side of Westfield Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by R. E. Dalton, March 1939, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Westfield Street at corner of property now or formerly of River Mills and running thence with line of said River Mills property N. 61-43 W. 250 feet to an iron pin; thence with the line of property of W. H. Austin S. 32-42 W. 300 feet to an iron pin; thence continuing with W. H. Austin property S. 61-43 E. 250 feet to an iron pin on the West side of Westfield Street; thence with the West side of Westfield Street N. 32-42 E. 360 feet to the beginning corner.

ALSO my right, title and interest in and to an easement and right-of-way along a strip 20 feet in width and extending from Westfield Street in a Westerly direction along the Southern boundary of the above described lot for the full distance of 250 feet.

ALSO all my right, title and interest in the easement and right-of-way for railroad spur track running through other lands of W. H. Austin and immediately West of the above described lot as shown on a survey by the Southern Railway Company dated September 26, 1938.

My undivided one-half interest in the above described lot and the easements herein referred to were acquired by me under deed from W. H. Austin dated April 3, 1939 and recorded in the R. M. C. Office for Greenville County in Deed Book 209 at page 536.