

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }

County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. M. Wells, E. E. Wells, Charles H. Wells, Ruth W. Black & Mary W. Crymes SEND GREETINGS:

Whereas, we the said J. M. Wells, E. E. Wells, Charles H. Wells, Ruth W. Black and Mary W. Crymes in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Carrie M. Wells

in the full and just sum of thirty-seven hundred and 00/100 (\$3700.00) Dollars, to be paid upon demand

For Satisfaction see R. E. Wells 343 see 766 page

PAID AND CANCELLED OF RECORD 21 DAY OF JANUARY 1958 OFFICE OF THE CLERK OF COURTS GREENVILLE COUNTY, S.C. ENCLOSED G.M. NO. 132266

with interest thereon from July 28th, 1944 at the rate of 5% per centum per annum, to be computed and paid Annually

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 J. M. Wells, E. E. Wells, Charles H. Wells, Ruth W. Black and Mary W. Crymes in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Carrie M. Wells

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us the said J. M. Wells, E. E. Wells, Charles H. Wells, Ruth W. Black, and Mary W. Crymes in hand well and truly paid by the said Carrie M. Wells

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

Carrie M. Wells, all that tract or lot of land in Greenville City and Greenville Township, Greenville County, State of South Carolina, lying and being at the junction of Buncombe and Duncan Streets in Ward 3 (formerly Ward 1) of said city and having the following notes and bounds:

Beginning at an iron pin at corner of said streets and thence running with line of Buncombe Street N 34-45 W 66.6 feet to an iron pin at the line of L. B. Sims property; thence along that line S 25-50 W 167.5 feet to an iron pin at the Goodlett Property line; thence along that line S 48-45 E 59.7 feet to an iron pin on Duncan Street; thence with the line of Duncan Street N 25-38 E 150 feet to the beginning corner.

The said property being the same owned by A. H. Wells at the time of his death devised by him to the Mortgagors and mortgagee under the terms of his will on file in the Probate Court for Greenville County.

Above described land is same conveyed to A. H. Wells by E. Inman, Master on October 15th, 1921 deed recorded in office of Register of Mesne Conveyance for Greenville County in Book 67, Page 47.