

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA. }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Dale K. Groom

SEND GREETINGS:

Whereas, I the said Dale K. Groom

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Thornwell Orphanage, Clinton, S. C.,

in the full and just sum of Four Thousand

(\$4,000.00) Dollars, to be paid one year after date

with interest thereon from date at the rate of five per centum per annum, to be computed and paid semi-annually

interest at same rate as principal; and if any portion of principal or interest by 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 I the said Dale K. Groom

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Thornwell Orphanage, Clinton, S. C.,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Dale K. Groom

in hand well and truly paid by the said Thornwell Orphanage, Clinton, S. C.,

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 Thornwell Orphanage, Clinton, S. C.:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Greenville Township, State of South Carolina, in West Greenville, on the West side of Pendleton Road, and having, according to a plat of property of R. E. Houston and J. L. Goodnough prepared by C. M. Furman, Jr., Engineer, January 13, 1926, the following metes and bounds, to-wit:

BEGINNING at a point on the West side of Pendleton Road, which point is 102 feet, more or less, in a Northerly direction from the north side of a 10-foot alley, and running thence S. 64-08 W. 143 feet, more or less, to a point which is 19 feet in a Northerly direction from said alley; thence N. 25-14 W. 30 feet to a point; thence N. 64-08 E. 138 feet 5 inches to a point on the West side of Pendleton Road and running thence with the West side of said road, S. 33-55 E. 31 feet to the point of beginning. The theater building is situate on this lot of land.

This is the same property conveyed to me by deed of R. E. Groom, dated February 22, 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 237, page 348.

ALSO All that piece, parcel or lot of land in Greenville Township, Greenville County, S. C., in the Town of West Greenville on the West side of Lois Street, formerly Woodside Avenue, and being described, according to plat thereof prepared by Dalton & Neves, Engineers, July, 1943, as follows:

BEGINNING AT A stake on the west side of Lois Street at the northeast corner of property of mortgagor, and running thence with said street, N. 33-55 W. 20 feet, more or less to an iron pin on line of Southern Railway right of way; thence with line of said right of way S. 64-13 W. 135 feet to an iron pin; thence still with the line of said right of way S. 65-03 W. 111 feet to an iron pin on a 10-foot alley; thence with said alley S. 83-04 E. 113.7 feet to an iron pin; thence leaving said alley N. 64-36 E. 27 feet to an iron pin; thence N. 25-24 W. 10 feet to an iron pin on line of property of mortgagor; thence with said line S. 64-36 W. 12½ feet, more or less, to mortgagor's corner; thence with mortgagor's rear line N. 25-14 W. 30 feet to corner of brick wall; thence with said brick wall, the line of mortgagor, N. 64-08 E. 138.5 feet to the beginning corner.

This is the same property conveyed to me by deed of R. E. Houston dated August 9, 1943, and recorded in the R. M. C. office for Greenville County, S. C., in Deed Book 255 at

Handwritten notes and signatures:
1946
Dale K. Groom
Thornwell Orphanage, Clinton, S. C.
I, Dale K. Groom
Thornwell Orphanage, Clinton, S. C.
DALE K. GROOM
THORNWELL ORPHANAGE, CLINTON, S. C.
RECEIVED AND CANCELLED BY
R. M. C. OFFICE OF GREENVILLE COUNTY, S. C.
AT 10:37 A.M. 7/4/46