

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of GREENVILLE

I, CLEMENT MURRAY SEND GREETING:
WHEREAS, I the said Clement Murray

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to U. S. BUILDING COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Six Hundred Forty and 94/100 (\$640.94) DOLLARS, to be paid at its Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five (5%) per centum per annum said principal and interest being payable in monthly

installments as follows:
Beginning on the 15th day of November 1942, and on the 15th day of each month thereafter of each year thereafter the sum of \$12.50 to be applied on the interest and principal of said note, said payments to continue until principal and interest are paid in full. The aforesaid monthly payments of \$12.50 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$640.94 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may, at any time, 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 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 the mortgage in the hands of an attorney for any legal proceedings, and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage.

NOW, KNOW ALL MEN, That I, Clement Murray, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the U. S. BUILDING COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said Clement Murray in hand well and truly paid by the U. S. BUILDING 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 U. S. BUILDING COMPANY, its Successors and Assigns-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southeast side of Melville Vaenue, near the City of Greenville, State of South Carolina, being known and designated as Lot No. 9 on plat of Aberdeen Highlands, made by Dalton & Neves, Engineers, 1941, revised June, 1942 and recorded in the RMC Office for Greenville County, S. C., in Plat Book M at page 37, and having, according to said plat and a recent survey made by J. L. Hunter, November 14, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Melville Avenue, at the joint front corner of Lots No. 7 and 9, said pin also being 120 feet in a Northeasterly direction from the point where the Southeast side of Melville Avenue intersects with the North side of a 20 foot alley, and running thence with the line of Lot No. 7, S. 35-30 E. 140 feet to an iron pin on the Northwest side of a 20 foot alley; thence with the Northwest side of said alley, S. 62-29 W. 23.9 feet to an iron pin in bend of said alley; thence continuing along the North side of said 20 foot alley N. 73-43 W. 154.6 feet to an iron pin on the Southeast side of Melville Avenue, at point where said 20 foot alley and Melville Avenue intersect; thence along the Southeast side of Melville Avenue N. 42-58 E. 60 feet to an iron pin; thence continuing with the Southeast side of Melville Avenue N. 51-30 E. 60 feet to the beginning corner.

This is the same lot of land conveyed to me by U. S. Building Company to be recorded herewith, and this mortgage is given to secure the unpaid part of the purchase price.

This mortgage is junior in rank to that mortgage given by U. S. Building Company to Prudential Insurance Company dated December 30, 1942, recorded in the RMC Office for Greenville County in Mortgage Book 316 at page 82.

U. S. BUILDING COMPANY, its Successors and Assigns-

U. S. BUILDING COMPANY
paid in full Dec 14 1943
W. B. Davis Pres
Satisfied
RECORDED IN GREENVILLE COUNTY # 1451