

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Marvin M. Pearson

SEND GREETING:

WHEREAS, I, the said Marvin M. Pearson

in and by my certain promissory note in writing, of even date with these presents AM well and truly indebted to J. L. Ginn

in the full and just sum of Six Hundred Fifty & No/100 (\$650.00) Dollars to be paid: in monthly installments of Ten (\$10.00) Dollars each on the first day of each month hereafter, said payments to be applied first to interest and then to principal until paid in full.

with interest thereon from date at the rate of six (6%) per cent. per annum, to be computed and paid monthly 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, then 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; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon,

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and his Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township Greenville County, State aforesaid,

near the City of Greenville on the South side of Cobb Street, shown as Lot No. 28 on Plat of New Hope, recorded in the R.M.C. Office for Greenville County in Plat Book A, Page 307, and according to said Plat, more particularly described as follows:

BEGINNING at a stake on the South side of Cobb Street, 110 feet east from Jones Alley, corner of Lot No. 29, and running thence with line of said Lot, S. 13-45 W. 150 feet to stake, corner of Lot No. 33; thence with the line of said Lot, N. 79-15 E. 60 feet to stake, corner of Lot No. 27; thence with the line of said Lot, N. 13-45 E. 150 feet to stake on Cobb Street; thence with the south side of Cobb Street, N. 79-15 W. 60 feet to the point of beginning.

Said premises being the same conveyed to the mortgagor by J. L. Ginn by deed to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to a mortgage this day executed to Fidelity Federal Savings and Loan Association.

*Paid and satisfied in full
The 24th day of Jan. 1946
By: J. L. Ginn*

*Witness:
A. J. Broude
H. C. Chittenden, Jr.*

SATISFIED AND CANCELLED OF RECORD
15 DAY OF Jan 1946
Ollie J. [unclear]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:55 O'CLOCK P. M. NO. 17573