

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County Greenville

E. C. Downing

SEND GREETING:

WHEREAS, I the said E. C. Downing

in and by me certain promissory note in writing, of even date with these presents and well and truly indebted to The Thornwell Orphanage, Clinton, S. C. in the full and just sum of Ten Thousand & No/100ths (\$ 10,000.00) DOLLARS, to be paid at its Home 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 18th day of April, 1946, and on the 18th day of each month of each year thereafter the sum of \$ 75.00, to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest are paid in full; the aforesaid monthly payments of \$ 75.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 10,000.00 or so much thereof 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 if the same shall bear simple interest, the same shall be paid in the payment of any installment or installment, or any part thereof, as therein provided, the same shall bear simple interest from the date of 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 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 (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 E. C. Downing The 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 me

the said E. C. Downing in hand well and truly paid by the said The Thornwell Orphanage, Clinton, S. C. 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 The Thornwell Orphanage, Clinton, South Carolina

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the South side of Mountivista Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 178 on Plat of Traxler Park, made by R. E. Dalton, Engineer, March 1923, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "F", Pages 114 and 115, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the South side of Mountivista Avenue at joint front corner of Lots 177 and 178, and running thence with the line of Lot 177, S. 25-23 E. 225 feet to an iron pin; thence with the rear line of Lot 222, N. 64-37 E. 70 feet to an iron pin; thence with the line of Lot 179, N. 25-23 W. 225 feet to an iron pin on the South side of Mountivista Avenue; thence with the South side of Mountivista Avenue, S. 64-37 W. 70 feet to the beginning corner.

This is the same property conveyed to me by deed of Mary Hall Provence, dated November 10, 1939, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 215, Page 337.

*Paid and Satisfied in Full, this 28th day of March 1946
The Thornwell Orphanage, Clinton, South Carolina
By M.A. Mac Donald,
President and Treasurer.*

*Florence G. Bell
Sara Jordan*

*RECORDED AND CANCELLED OF RECORD
APR 19 1946
M. C. FOR GREENVILLE COUNTY, S. C.
8003*