

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE—JANUARY CO—GREENVILLE 51619

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILMONT REALTY COMPANY, INC.

SEND GREETINGS:

Whereas, the said Wilmont Realty Company, Inc. in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Harriott B. Phelps, Joseph W. Barnwell, Jr. and Joseph W. Barnwell, Jr., and Nathaniel B. Barnwell, as Trustees for Charles E. Barnwell under the Will of Joseph W. Barnwell, deceased, in the full and just sum of SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS ~~XXXXXXXXXXXX~~ to be paid as follows: Five Hundred (\$500.00) Dollars on the 20th day of March, 1947, and Five Hundred (\$500.00) Dollars on the 20th day of March of each year thereafter up to and including the 20th day of March, 1950, and the entire balance remaining due to be paid on the 20th day of March, 1951.

with interest thereon from date at the rate of five per centum per annum, to be computed and paid annually on the same dates as principal 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 Harriott B. Phelps, Joseph W. Barnwell, Jr. and Joseph W. Barnwell, Jr., and Nathaniel B. Barnwell, as Trustees for Charles E. Barnwell under the Will of Joseph W. Barnwell, deceased, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Wilmont Realty Company, Inc.,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us the said Harriott B. Phelps, Joseph W. Barnwell, Jr. and Joseph W. Barnwell, Jr., and Nathaniel B. Barnwell, as Trustees for Charles E. Barnwell under the Will of Joseph W. Barnwell, deceased in hand well and truly paid by the said Wilmont Realty Company, Inc.

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 WILMONT REALTY COMPANY, INC.

RECEIVED AND CANCELLED
DAY OF May
1947
OFFICE OF GREENVILLE COUNTY, S.C.
AT 12 O'CLOCK

All that piece, parcel or lot of land situate, lying and being in Ward One of the City of Greenville, County and State aforesaid at the intersection of Buncombe and Richardson Streets and being known and designated as Lot No. 5 of the property of M. J. Wharton on plat recorded in Plat Book F, page 87, RMC Office for Greenville County and more particularly described as follows:

BEGINNING at an iron pin at Southeast corner of the intersection of Buncombe and Richardson Streets, and running thence with Buncombe Street, S. 33-25 E. 38 feet 9 1/2 inches to an iron pin in the center of a 12 inch wall, joint corner of Lots 4 and 5; thence with center line of said wall S. 22-20 W. 66 feet to an iron pin on an 8 foot alley; thence with said alley N. 35-00 W. 35 feet 6 inches, more or less, to an iron pin on the Eastern side of Richardson Street; thence with Richardson Street, N. 20-00 E. 67 feet 11 1/2 inches, more or less, to the beginning corner.

ALSO

All right, title and interest in and to that strip of land in the rear of Lot No. 5, being a portion of what formerly constituted an alley and being shown as parcel A on amended plat of Wharton property made July 14, 1934, and recorded in the RMC Office for Greenville County, S. C., in Plat Book H at page 249 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Richardson Street at the Southwest corner of Lot No. 5 and running thence with the rear line of said lot, S. 33-25 E. 35 feet 6 inches, more or less, to an iron pin at joint rear corner of Lots No. 4 and 5; thence S. 22-20 W. 4 feet 11-3/4 inches to a point in the center of what formerly constituted an alley; thence with the center of said strip that formerly constituted an alley but has now been closed, N. 33-25 W. 35 feet 6 inches more or less, to an iron pin on the Eastern side of Richardson Street; thence along the Eastern side of Richardson Street, N. 20-00 E. 4 feet 11-3/4 inches to the beginning corner.

This being the same property conveyed to the mortgagor by the mortgagees by deed to be recorded herewith.