

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

I, B. B. O'Shields

WHEREAS, I the said B. B. O'Shields

in and by ~~my~~ certain promissory note in writing, of even date with these presents ~~an~~ well and truly indorsed by SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Six Thousand Five Hundred - - - - - (\$ 6500.00 ) 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 four & 1/2 ( 4 1/2 ) % per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 20th day of July, 1946, and on the 20th day of each and every month ~~xxxxx~~ thereafter the sum of \$ 67.41, to be applied on the interest and principal of said note, said payments to continue up to including the 20th day of May, 1956, and the balance of said principal and interest to be due and payable on the 20th day of June, 1956; the aforesaid monthly payments of \$ 67.41 each are to be applied first to interest at the rate of 4 1/2 % per centum per annum on the principal sum of \$ 6500.00 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 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 B. B. O'Shields in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHEASTERN LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said B. B. O'Shields in hand well and truly paid by the said SOUTHEASTERN LIFE INSURANCE 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 SOUTHEASTERN LIFE INSURANCE COMPANY.

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of East North Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown on plat of property of Mrs. J.M. Geer (Ella McGee Geer) made by Dalton & Neves, Engineers, February, 1929, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "G", Page 230, and having according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the North side of East North Street at corner of lot heretofore conveyed by Mrs. J. M. Geer to Willie H. Martin, said pin being 80 feet and 9 inches West from the Northwest corner of the intersection of East North Street and Glover Street and running thence along the North side of East North Street, N. 77-20 E. 28 feet to an iron pin; thence N. 22-10 W. 7.8 feet to an iron pin; thence N. 17-43 W. 78.6 feet to an iron pin on the South side of a 10-foot alley; thence with said alley S. 77-20 W. 5.9 feet to an iron pin; thence still with said alley, N. 22-10 W. 16.8 feet to an iron pin at corner of lot heretofore conveyed to J. T. Doster; thence with Doster line, S. 77-20 W. 22.8 feet to an iron pin at corner of Willie H. Martin property; thence with line of Willie H. Martin property, S. 17-43 E. 100 feet, more or less, to the beginning corner.

Together with all right and privilege which the mortgagor may have to tie unto the brick wall situate on lot now or formerly of J. T. Doster, and also all my right to use jointly with others the ten foot alley running to Glover Street which is mentioned above, subject however to the right of Willie H. Martin to use said 10 foot alley leading from Glover St.

This being the same lot of land conveyed to the mortgagor herein by Mrs. J. M. Geer (Ella McGee Geer) by her deed dated the \_\_\_\_\_ day of June, 1946, said deed not yet recorded.

The mortgagor herein is granted the privilege to anticipate the loan in full on any interest payment date without penalty after three years from the anniversary date of the note and mortgage.

*See R.E.M. Book 694, page 266*  
*Full Satisfaction*  
**SATISFIED AND CANCELLED OF RECORD**  
13<sup>th</sup> DAY OF July 1956  
Office Greenville  
R.M.C. FOR GREENVILLE COUNTY, S.C.  
NO. 45839