

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of GREENVILLE

This Mortgage Assigned by New York Life Ins. Co.
on 10 day of July 1946 Assignment recorded
in Vol. 347 of R. E. Mortgages on Page 122

I, Charles R. Jefferson, of Greenville County, South Carolina

SEND GREETING:

WHEREAS, I the said Charles R. Jefferson

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to CANAL INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifty-seven Hundred Fifty & No/100 (\$5,700.00) DOLLARS, to be paid at its Office in Greenville, S. C., together with interest thereon from May 1, 1946

until maturity at the rate of four (4) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of June, 1946 and on the 1st day of each month of each year thereafter the sum of \$ 34.85, to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of May, 1966, and the balance of said principal and interest to be due and payable on the 1st day of June, 1966 the aforesaid monthly payments of \$ 34.85 each are to be applied first to interest at the rate of four (4) per centum per annum on the principal sum of \$ 5,700.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each 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 four 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 Charles R. Jefferson in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CANAL INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

the said Charles R. Jefferson in hand well and truly paid by the said CANAL 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 CANAL INSURANCE COMPANY, its Successors and Assigns:

All that certain lot of land situate, lying and being in Greenville County, South Carolina on the East side of Mace Terrace, known and designated as lot No. 4 of property of Central Realty Corporation according to a plat of said property made by Pickell & Pickell Engineers, dated March 13, 1946, recorded in the R.M.C. Office for said Greenville County in Plat Book P, at page 7, and having, according to the said plat the following metes and bounds, to-wit:-

BEGINNING at a point on the East side of said Mace Terrace, joint corner of lots Nos. 3 and 4, which said corner is 230 feet from the corner of Mace Terrace and Ackley Road, and running thence with the said Mace Terrace, S. 36-05 E. 60 feet to a point, joint corner of lots Nos. 4 and 5; thence with the joint line of lots Nos. 4 and 5, N. 54-03 E. 125 feet to a point, joint corner of said lots Nos. 4 and 5; thence N. 36-05 W. 60 feet to a point, joint rear corner of lots Nos. 3 and 4; thence with the joint line of said lots Nos. 3 and 4, S. 54-03 W. 125 feet to the beginning point, corner of lots Nos. 3 and 4 on the east side of Mace Terrace.

For Satisfaction See R. E. M. Book 676 Page 516

SATISFIED AND CANCELLED OF RECORD
17 DAY OF March 1956
W. J. [Signature]
R. E. C. FOR GREENVILLE COUNTY, S. C.
BY 514 [Signature] R. E. NO. 6538