

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA,
County of Greenville,

James Kalatges and Irene P. Kalatges

SEND GREETING:

WHEREAS, we the said James Kalatges and Irene P. Kalatges

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Bessie Norris Tilman

in the full and just sum of Sixty Four Hundred (\$6400.00) DOLLARS, to be paid at 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 28th day of September, 1946, and on the 28th day of each month of each year thereafter the sum of \$60.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 28th day of July, 1949, and the balance of said principal and interest to be due and payable on the 28th day of August, 1949; the aforesaid monthly payments of \$60.00 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$6400.00 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 hereof, 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 (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 James Kalatges and Irene P. Kalatges in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bessie Norris Tilman according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said James Kalatges and Irene P. Kalatges in hand and truly paid by the said Bessie Norris Tilman at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Bessie Norris Tilman, her Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the South side of East Mountain View Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as a portion of Lot 89 and the Western one-half of Lot 90 on Plat of property known as North Park, made by Balton & Neves, Engineers, May, 1940, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "K", pages 48 and 49, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the South side of East Mountain View Avenue in the center of the front line of Lot 90, at Lot owned by Louise H. Galway, and running with said Galway line and through the center of Lot 90, S. 19-06 W. 168.55 feet to an iron pin in the center of the rear line of Lot 90; thence along the rear line of Lots 89 and 87, S. 19-06 W. 73.13 feet to an iron pin in the rear line of Lot 89; thence along a new line running through Lot 89, N. 19-06 E. 168 feet, more or less to an iron pin on the South side of East Mountain View Avenue in the front line of Lot 89, said pin being 14.63 feet East from the joint front corner of Lots 88 and 89; thence with the South side of East Mountain View Avenue, S. 69-10 E. 73.12 feet to the beginning.

This is the same property conveyed to us by deed of R. E. Crawford, Jr., of even date to be recorded herewith.

RECORDED AND INDEXED
OFFICE OF THE CLERK OF THE COUNTY OF GREENVILLE, S. C.
1946 SEP 25 10 57 AM