

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

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

CENTRAL REALTY CORPORATION

SEND GREETING:

WHEREAS, It the said CENTRAL REALTY CORPORATION

in and by its certain promissory note in writing of even date with these presents is well and truly indebted to A. F. Wienold and Emily Bell Wienold in the full and just sum of SEVENTY-FIVE HUNDRED AND NO/100 (\$7500.00) DOLLARS, to be paid at September 1, in Greenville, S. C., together with interest thereon from September 1, 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 1st day of October 1946, and on the 1st 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 up to and including the X day of X, 19X, and the balance of said principal and interest to be due and payable on the X day of X, 19X, 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 \$ 7500.00 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 10 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 It the said CENTRAL REALTY CORPORATION (Wienold & Bell) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said E. F. Wienold & Emily Bell according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to is the said CENTRAL REALTY CORPORATION in hand and truly paid by the said A. F. Wienold & Emily Bell Wienold 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 A. F. WIENOLD AND EMILY BELL WIENOLD

All that certain piece, parcel or lot of land in the State and County aforesaid within the corporate limits of the City of Greenville on the east side of Augusta Street, and having the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Augusta Street at corner of lot formerly owned by Mary J. Vaughn and running thence with Augusta Street S. 20-29 E. 117 feet to an iron pin corner of Augusta and McKay Streets; thence with McKay Street N. 89 E. 177 feet to an iron pin; thence N. 5 W. 137 1/2 feet to an iron pin; thence S. 81-40 W. 194 1/2 feet to beginning corner, this being one of the lots of land conveyed to Emile Bovey by the Farmers & Merchants Bank by deed dated October 24, 1919, and recorded in the R.M.C. Office for Greenville County in Volume 53, Page 349.

Also a strip of land at the rear of the above described lots, which is 20 feet in width on McKay Street and extends back in parallel lines a depth of 240 feet and is the rear or western portion of Lots Nos. 1, 2, 3, 4, and 5 on Plat recorded in Plat Book 740, Page 153, reserved by Emile Bovey in deed to A. H. Pyron, et al, dated September 23, 1925, and recorded in Volume 103, Page 228, R.M.C. Office for Greenville County.

This mortgage is given to secure the unpaid balance of purchase price for the above described property.

RECORDED AND INDEXED  
R.M.C. FOR GREENVILLE COUNTY, S.C.  
OCT 24 1946