

MORTGAGE OF REAL ESTATE-G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of Greenville

JULIA PHILLIPS TRAXLER

SEND GREETING:

WHEREAS, I the said Julia Phillips Traxler

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seventy-two Hundred & No/100 (\$7,200.00) 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 (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 22nd day of December, 1946, and on the 22nd day of each month of each year thereafter the sum of \$72.94, to be applied on the interest and principal of said note, said payments to continue up to including the 22nd day of October, 1956, and the balance of said principal and interest to be due and payable on the 22nd day of November, 1956; the aforesaid monthly payments of \$72.94 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$7,200.00 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 Julia Phillips Traxler in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY 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 Julia Phillips Traxler in hand well and truly paid by the said LIBERTY 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 LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon, same lying and being on the North side of Fernwood Lane in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 40 and 41 on plat of Cleve-land Forest made by Dalton & Neves, Engineers, May 1940, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "K", at pages 45-47 and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the North side of Fernwood Lane at joint corner of Lots 39 and 40 and running thence with the line of Lot 39, N. 17-44 W. 140.6 feet to an iron pin; thence with the rear line of Lots 75 and 76, S. 72-16 W. 120 feet to an iron pin; thence with the line of Lot 42, S. 17-44 E. 151 feet to an iron pin on the North side of Fernwood Lane; thence with the North side of Fernwood Lane, N. 67-16 E. 120.4 feet to the beginning corner.

Being the same property conveyed to me by David G. Traxler by deed dated April 17, 1943 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 252, page 397.

Paid in Full and Satisfied this the 7th Day of April, 1949

Liberty Life Insurance Co.

By Wm P Anderson

Treasurer

Witnesses:

Sarah B. Walker

Carolyn Auld

SATISFIED AND CANCELLED BY RECORDS OFFICE DAY OF April 1949 Wm P Anderson R.M.C. FOR GREENVILLE COUNTY, S. C. AT 10:25 O'CLOCK A.M. NO. 2235