

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

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

I, LOUISE E. McCOLLUM

SEND GREETING:

WHEREAS, I the said Louise E. McCollum

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to U.S. Building Company in the full and just sum of Two Thousand Six Hundred Ninety One & 15/100ths (\$2,691.15) DOLLARS, to be paid at its office 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 20th day of February, 1947, and on the 20th day of each month thereafter until the principal and interest is paid in full, to be applied on the interest and principal of said note, said payments to continue up to and including the aforesaid monthly payments of \$70.26 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$2,691.15 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 I, the said Louise E. McCollum in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said U.S. Building Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Louise E. McCollum in hand and truly paid by the said U. S. Building Company 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 U. S. Building Company, its successors and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northwest side of Melville Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #18 on Plat of Aberdeen Highlands made by Dalton & Neves, Engineers, November, 1941, revised June 1942, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "M", Page 37, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Northwest side of Melville Avenue at joint front corner of Lots 17 and 18 and running thence with the line of Lot 17, N. 52-36 W. 207.4 feet to an iron pin; thence N. 51-31 E. 100 feet to an iron pin; thence with the line of Lot 19 S. 44-34 E. 196.3 feet to an iron pin on the Northwest side of Melville Avenue; thence with the Northwest side of Melville Avenue, S. 46-42 W. 70 feet to the beginning corner.

This mortgage is junior in rank to the lien of a mortgage given by U. S. Building Company to the Prudential Insurance Company, recorded in Mortgage Book 317, Page 245, R.M.C. Office for Greenville County.

Witness
Madah M. Bray
Patrick C. Fant.

Paid in full
this January 26, 1948
U. S. Building Company
By H. B. Lewis
President

INDEXED AND CANCELLED OF RECORD
20 DAY OF Dec. 1948
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 11:27 O'CLOCK A. M. NO. 27619