

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WALTER ANSELL DERRICK

Whereas, I the said Walter Ansell Derrick
in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to Charles T. Merritt

in the full and just sum of Three Thousand & no/100 (\$3,000.00) Dollars
the principal one year after date; the sum of \$1,000.00 to be paid two years after date, and
\$1,000.00 to be paid three years after date,

with interest thereon from date at the rate of five (5%) per centum per annum, to be computed and paid semi-annually

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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 Walter Ansell Derrick
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Charles T. Merritt
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said Walter Ansell Derrick
in hand well and truly paid by the said Charles T. Merritt

RECORDED AND CANCELLED OF RECORD
DATE OF MORTGAGE
FOR GREENVILLE COUNTY, S. C.
AT 11:04 O'CLOCK A. M. NO. 10523

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

Charles T. Merritt, his heirs and assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the Northwest corner of the intersection of SIRRINE Drive and BYRD Boulevard (formerly known as Ridge Drive) near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as the front portion of Lots 13 and 14 on plat of L. A. Mills property made by R. E. Dalton, Engineer, March 1925, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book J, page 29 (see also plat recorded in Plat Book L, page 163) and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at an iron pin at the Northwest corner of the intersection of SIRRINE Drive and BYRD Boulevard and running thence along the West side of Byrd Boulevard, N. 23-26 W. 157.30 feet to an iron pin at corner of Lot 15; thence with the line of Lot 15, S. 65-10 W. 135.6 feet to an iron pin; thence along line of other property of Charles T. Merritt, S. 25-28 E. 159.2 feet to an iron pin on the North side of SIRRINE Drive; thence with the North side of SIRRINE Drive, N. 64-32 E. 130 feet to the beginning corner.

This is the same property conveyed to me by deed of Charles T. Merritt of even date herewith and this mortgage is given to secure the unpaid portion of the purchase price, but is junior in rank to the mortgage held by Liberty Life Insurance Company recorded in Mortgage Book 339, page