

MORTGAGE OF REAL ESTATE—G. R. E. M. 5

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, C. W. McManaway and Louise Jay McManaway,

are ~~not~~ ^{fully} and truly indebted to

W. R. Cason

in the full and just sum of ~~Fourteen Thousand and no/100~~ ^{Paid & Satisfied in full} (\$14,000.00)

our Dollars, in and by ~~my~~ certain promissory note in writing, of even date herewith, due and payable ~~on the~~ ^{on the 26th day of January} ~~-----~~ day of ~~-----~~ ¹⁹⁴⁹

as follows:

in monthly instalments of One Hundred and No/100 (\$100.00) Dollars each beginning on the 1st day of June 1947, and continuing on the 1st day of each and every successive calendar month thereafter until the full principal debt has been paid, said payments to be applied first to interest and then to the principal balance due from month to month, for a period of Ten (10) years, at which time the entire principal balance will become due and payable, with privilege of anticipating payment of any part or all of the principal debt at any time before maturity.

date at the rate of ~~six (6%)~~ ^{Five (5%)} per centum per annum until paid; interest to be computed and paid ~~monthly~~ ^{monthly} annually, and if unpaid when due to bear interest at same rate as principal until paid, and have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we the said C. W. McManaway and Louise Jay McManaway,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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 W. R. Cason

all that tract or lot of land in Greenville Township, Greenville County, State of South Carolina.

in the City of Greenville, on the north side of Pendleton Street, and more particularly described as follows:

BEGINNING at an iron pin on the north side of Pendleton Street at the eastern corner of an 87-foot lot of land owned by the Pendleton Street Baptist Church of Greenville, S.C., and running thence along the line of said Church property N. 18-30 W. 198 feet, more or less, to an iron pin at joint corner of W. R. Cason and said Church line; thence in an easterly direction, Seventy-Six (76) feet and Four (4) inches, more or less, to line of W. L. Graydon, joint corner of W. R. Cason; thence along the line of said Graydon lot in a southerly direction, One Hundred Ninety Eight (198) feet, more or less, to an iron pin on the north side of Pendleton Street; thence along the north side of said Pendleton Street in a westerly direction, Seventy Six (76) feet and Four (4) inches, to the beginning corner.

This is the same property conveyed to us by W. R. Cason by his deed of this date, same to be recorded, and this mortgage is given to secure the payment of part of the purchase price and is a purchase money mortgage.

This mortgage is intended to cover any and all buildings now on said property and any and all additions thereto, as well as any and all buildings to be or that may be erected thereon.

The Mortgagors do hereby agree, as a part of the consideration for the loan herein secured, that they shall keep the premises herein described in good repair, and should they fail to do so, the mortgagee, his heirs or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expense of such repairs to the mortgage debt and collect same under this mortgage, with interest, in twelve equal monthly instalments in addition to regular monthly payments.

And Mortgagors do hereby agree to pay all taxes and other public assessments against this property on or before the 1st day of January of each calendar year, and to exhibit the tax receipt to the Mortgagee immediately upon payment, until all amounts due under this mortgage have been paid in full, and should we fail to pay said taxes and other governmental assessments the Mortgagee may, at his option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest, in twelve equal monthly instalments in addition to regular monthly payments.

And it is further agreed that we shall not further encumber the premises hereinabove described, nor alienate said premises, by way of mortgage or deed of conveyance without the consent of Mortgagee, until or unless the principal debt secured hereby shall have been paid down to Twelve Thousand - - - and no/100 (\$1200.00) Dollars, and should we do so, said Mortgagee may, at his option, declare the debt due hereunder at once due and payable, and may institute any proceedings necessary to collect said debt.

And Mortgagors further agree to pay all premiums on fire and extended coverage insurance promptly, on insurance carried and to be carried on the property, this as further consideration for the loan secured herein, and should we fail to pay said premiums promptly, or fail to pay said premiums, the Mortgagee may, at his option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest, in twelve equal monthly instalments in addition to regular monthly payments.

*Paid & Satisfied in full
This 26th day of January
W. R. Cason*

*J. H. Arnold
Price*

RECORDED AND CANCELLED OF RECORD
18 49
10 19 30
REC'D FOR GREENVILLE COUNTY, S. C.
A. G. JOHNSON

To re-order this form order by number 46403 WALKER, EVANS & COGSWELL COMPANY — Telephone 3-5371, Charleston, S. C.