

GREENVILLE CO. S. C.

BOOK 532 PAGE 417

The State of South Carolina,  
County of Greenville.

JUN 16 9 25 AM '52

ALLIE FANT  
R. M. C.

To All Whom These Presents May Concern:

JAMES M. TENERY and ELIZABETH M. TENERY SEND GREETING:

Whereas, we, the said James M. Tenery and Elizabeth M. Tenery hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Ethel Y. Bragg hereinafter called the mortgagee(s), in the full and just sum of Eleven hundred sixty & no/100 - -

DOLLARS (\$1,160.00) to be paid

as follows: The sum of \$20.00 to be paid on the 14th day of July, 1952, and the sum of \$20.00 to be paid on the 14th day of each month of each year thereafter until said principal indebtedness is paid in full,

with interest thereon from date

at the rate of five (5%) percentum per annum, to be computed and paid

monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness at attorney's 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 we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 Ethel Y. Bragg, her heirs and assigns, forever:

All that piece, parcel or lot of land with the buildings and improvements thereon situate lying and being on the Northeastern side of Celand Street in the City of Greenville, in Greenville County, State of South Carolina, and being known and designated as Lot 1 of re-subdivision of Central Realty Corporation Property according to a plat thereof made by Pickell & Pickell, October 17, 1946, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron stake on the Northeastern side of Celand Street at corner of Lot 2, which point is 115.5 feet from the intersection of Celand Street and Virnelle Street, and running thence with Lot 2, N. 54-03 E. 135 feet to a stake at the rear corner of Lot 2; thence S. 36-05 E. 59 feet to a stake; thence S. 54-03 W. 135 feet to a stake on Celand Street; thence along the said Celand Street, N. 36-05 W. 59 feet to the point of beginning.

This is the same property conveyed to us by deed of Ethel Y. Bragg of even date to be recorded herewith and this mortgage is given to secure the unpaid balance of the purchase price.

This mortgage shall be junior in rank to the lien of that mortgage given by Talmadge C. Stroud to Canal Insurance Company dated September 24, 1946, recorded in said R. M. C. Office in Mortgage Book 355, page 236.