

State of South Carolina

County of ~~Pickens~~ GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Annie Ladd,

SEND GREETINGS:

Whereas, I the said Annie Ladd in and by my certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to Commercial Finance Company, Pickens, S. C. in the full and just sum of One Hundred Sixty One and 50/100's- - - - - Dollars, (\$.161.50) payable Twenty Five (\$25.00) Dollars on the 19th day of September, 1954, and Twenty Five (\$25.00) Dollars on the 19th day of each and every month thereafter until paid in full,

with interest thereon from maturity at the rate of six per cent, per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at 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 thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said Annie Ladd, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Commercial Finance Company according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said Annie Ladd, in hand and truly paid by the said Commercial Finance Company at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Commercial Finance Company, its successors and assigns, forever:

"ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, County of Greenville, on the Westerly side of Valentine Street, being known and designated as Lot # 15, according to plat of Sterling College Park Addition, prepared by Dalton and Neves, June, 1940, as recorded in the R.M.S. Office, Greenville, S.C., in Plat Book "L", at page 171, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the western side of Valentine Street at joint front corner of Lots # 15 and # 16, thence South 67-04 West 100 feet to an iron pin at joint rear corner of Lots # 15 and # 16; thence South 27-0 East 50 feet to an iron pin at joint rear corner of Lots # 12, # 14, # 15 and # 17; thence North 67-04 East 100 feet to an iron pin on the Western side of Valentine Street at joint front corner of Lots # 14 and # 15; thence along said street North 27-0 West 50 feet to an iron pin joint front corner of Lots # 15 and # 16, the point of BEGINNING; and being the identical lot conveyed to Annie Ladd, by said G. Traxler, by deed dated March 1, 1950, and recorded in Book of Deeds Vol. 405, at page 177, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."