

The State of South Carolina,
County of Greenville

FILED
GREENVILLE CO. S. C.
DEC 28 10 57 AM 1955

To All Whom These Presents May Concern:
Carolina Real Estate Co., Inc.

SEND GREETING:

Whereas, the said Carolina Real Estate Co., Inc.
a corporation chartered under the laws of the State of South Carolina, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to First National Bank of Greenville, S.C. and Harriet Poe Cosgwell as committee in the full and just sum of Twenty Two Thousand and no/100 for Eugenia M. Poe Dollars, to be paid in monthly installments of \$233.35 commencing on February 1, 1956 and on the 1st day of each month thereafter until paid in full. Payment to first be applied to interest, balance to principal

, with interest thereon from date
at the rate of five per centum per annum, to be computed and paid monthly
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, 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 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 the said Carolina Real Estate Co., Inc.

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said First National Bank, et al. according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said Carolina Real Estate Co. Inc. , in hand well and truly paid by the said First National Bank, et al. at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by the Presents does grant, bargain, sell and release unto the said First National Bank, et al., its successors, heirs and assigns forever:

All that certain piece, parcel or lot of land with the improvements thereon lying, being and situate in the Town of Fountain Inn, County of Greenville, State of South Carolina and containing thereon the building now occupied by Belk-Simpson Co. and is situate on the southwest corner of North Main Street and Fairview Avenue as more particularly shown on plat made by Dalton & Neves dated December, 1952 for Carolina Real Estate Co., Inc. and recorded in the R.M.C. Office for Greenville County in Plat Book FF at page 23 and being more particularly described according to said plat, to-wit:

Beginning at an iron pin on the southwest corner of North Main Street and Fairview Avenue in the Town of Fountain Inn and running thence along Main Street, S 37-0 E, 48 feet to an iron pin; thence S 52-55 W, 150 feet to an iron pin on an alley; thence N 37-0 W, 48 feet to an iron pin at corner of said alley and Fairview Ave.; thence N 52-55 E, 150 feet to an iron pin being the point of beginning.

Said property being the same as conveyed to the mortgagor by deed of E. E. Williams dated January, 1953 and recorded in the R.M.C. Office for Greenville County