

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE—JANUARY 19—GREENVILLE 21 619

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. J. Kaufmann, Jr.

SEND GREETINGS:

Whereas, I the said J. J. Kaufmann, Jr.

in and by MY certain promissory note in writing, of even date with these presents,

well and truly indebted to Paris Mountain-Caesar's Head Development Company

in the full and just sum of Three Thousand and No/100

(\$ 3,000.00) Dollars, to be paid as follows: \$1,000.00 to be paid one year after date; \$1,000.00 to be paid two years after date; and the balance of \$1,000.00 to be paid three years after date.

with interest thereon from date at the rate of five per centum 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, 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 J. J. Kaufmann, Jr.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Paris Mountain-Caesar's Head Development Company

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me

the said J. J. Kaufmann, Jr.

in hand well and truly paid by the said Paris Mountain-Caesar's Head Development Company

at and before 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

Paris Mountain-Caesar's Head Development Company

All that certain piece, parcel or tract of land, situate lying and being on the East side of Altamont Road, on Paris Mountain, in the section known as Sistine Hill, in Paris Mountain Township, Greenville County, South Carolina, containing 10.49 acres, more or less, according to a survey of R. E. Dalton made March, 1945, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Altamont Road at Southwest corner of lot now or formerly of Emma P. Baker and running thence with the East edge of Altamont Road along a curved line to a point (the chord of which is due South 200 feet); thence continuing with the East side of Altamont Road along a curved line to a point (the chord of which is S. 12-30 W. 317 feet); thence still with the East side of Altamont Road along a curved line to a point (the chord of which is S. 42-05 E. 200 feet); thence continuing with the East side of Altamont Road along a curved line to a point (the chord of which is S. 63-05 E. 106.7 feet) on the East side of said Road; thence with the line of other property of the mortgagee N. 58-35 E. 734 feet to an iron pin; thence still with the line of other property of Paris Mountain-Caesar's Head Development Company N. 35-55 W. 568.6 feet to an iron pin; thence continuing with line of other property of Paris Mountain-Caesar's Head Development Company due West 253 feet to an iron pin in rear line of property now of formerly of Emma P. Baker; thence with said Baker line S. 33-15 E. 36.5 feet to an iron pin; thence continuing with said Baker line S. 62-30 W. 251 feet to an iron pin on the East side of Altamont Road, the beginning corner.

This is the same property conveyed to J. J. Kaufmann, Jr. by deed of Paris Mountain-Caesar's Head Development Company dated April 20, 1945, to be recorded herewith and this mortgage is given to secure the unpaid part of the purchase price.