

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA. }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TRAXLER CO.

SEND GREETINGS:

Whereas, the said Traxler Co.

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

well and truly indebted to Liberty Life Insurance Company

in the full and just sum of One Thousand

(\$ 1,000.00) Dollars, to be paid

with interest thereon from date at the rate of 4 1/2 per centum per annum, to be computed and paid annually

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 the said Traxler Co.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Liberty Life Insurance Company

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

the said Traxler Co. Liberty Life Insurance Company in hand well and truly paid by the said

SATISFIED AND CANCELLED OF RECORD
3 DAY OF June 1946
Ollie B. Newman
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 4:30 O'CLOCK P.M. NO. 9592

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

LIBERTY LIFE INSURANCE COMPANY:

All that certain parcel of land lying South of South Main Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by Dalton & Neves, March, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the C. & W. C. Railway spur track at Southeast corner of property heretofore conveyed by Surety Mortgage Company to Traxler Co. by deed recorded in Volume 273, page 71, said pin also being S. 54-14 E. 138 feet from the Southwest corner of property of Traxler Co. on South Main Street and running thence with the center of the C. & W. C. Railway Spur track S. 20-56 W. 50 feet to an iron pin; thence continuing with the center of said spur track S. 34-22 W. 50 feet to a point; thence continuing with the center of said spur track and right of way for said track S. 40-44 W. 41.6 feet to a point; thence continuing with the center of the right of way for said spur track S. 46-29 W. 50 feet to a point; thence still with the said right of way for said spur track S. 56-34 W. 50 feet to a point; thence still with the center of right of way for said spur track S. 66-26 W. 57.7 feet to an iron pin on the Northeast side of an 8 foot walkway; thence with said walkway S. 28-20 E. 212.2 feet to an iron pin at corner of said 8 foot walkway and a road, this being the corner of said property now owned by Furman University; thence with said Furman University line crossing a small branch and also crossing Reedy River N. 31-17 E. 402.1 feet to an iron pin in corner of property of Camperdown Mills; thence with line of Camperdown Mills property again crossing Reedy River N. 44-32 W. 96.5 feet to an iron pin at corner of property of Camperdown Mills and Traxler Co.; thence with line of property of Traxler Co. S. 27 58 W. 39.7 feet to an iron pin; thence still with line of Traxler Co. N. 54-14 W. 24 feet to an iron pin in center of C. & W. C. Railway spur track, the beginning corner.

ALSO, all rights the mortgagor has in and to that 8 foot walkway extending South from the South side of South Main Street and along the West side of this property together with any and all rights which the mortgagor has to use the same, all of which is shown by the plat hereinabove mentioned.

ALSO, the right and privilege which the mortgagor has to use jointly with any others who may have acquired a like right that spur or sidetrack located on this property, such rights being set forth in agreements heretofore made between Main Street Land Company and the C. & W. C. Railway Company dated June 29th, 1912, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 12, at page 417, and under agreement between Main Street Land Company and Camperdown Mills recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 22,