

MORTGAGE OF REAL ESTATE—Prepared by J. B. Ricketts, Attorney at Law, Greenville, South Carolina

The State of South Carolina,  
County of Greenville

JUL 20 11 44 AM 1952

To All Whom These Presents May Concern: We, W.W.Hellams, as Trustee, and John Francis Stansell, Jr.

SEND GREETING:

Whereas, we, the said W.W.Hellams, as Trustee, and John Francis Stansell, Jr.

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 Mrs. Elizabeth B. Ricketts,

hereinafter called the mortgagee(s), in the full and just sum of Thirty-four Hundred and No/100 -----  
----- DOLLARS (\$ 34.00.00 ), to be paid

Six months after date, with the right to anticipate payment at any time,

, with interest thereon from date

at the rate of six percentum per annum, to be computed and paid

semi-annually 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 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 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 Mrs. Elizabeth B. Ricketts

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in the City of Greenville, at the Southwest corner of Birnie and Howard Streets, and being known and designated on the City Block Book as Lot Number 4 of Block 1 on page 76, said lot of land being described by metes and bounds as follows, to wit:

BEGINNING at a stake at the Southwest corner of Howard and Birnie Streets and running thence with the Western side of Howard Street South 28-30 West Four Hundred Thirty-five feet to a stake at the corner of Gower Street; thence with the Northern line of Gower Street North 61-30 West Two Hundred feet to a stake; thence North 28-30 East Four Hundred Thirty-five feet to a stake on Birnie Street; thence with the Southern side of Birnie Street South 61-30 East Two Hundred feet to the beginning corner.

This is the same lot of land heretofore conveyed to William Hoesh by deed of John Ferguson, et al, dated February 25, 1886, and recorded in Deed Book RRR at page 557 in the office of the R.M.C. for Greenville County, reference to which is hereby made.

This mortgage is executed by W.W.Hellams, as Trustee, under and by virtue of two deeds of trust executed to him by Nellie Hoesh Stansell and John Francis Stansell, Jr., one deed of trust being dated September 2, 1950 and recorded in Book 418 at page 60, and the other bearing date January 8, 1952 and recorded in Book 449 at page 80.