142-C—3M—1-27—MORTGAGE OF REAL ESTATE—By Greenville Co. S. Seybt & Co.—Office Supplies, Greenville, S. C.

FILED

JAN 15 12 14 PM 1955

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GLLIE FARNSWORTH
R.M.C.

The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern:

FRANK ULMER LUMBER COMPANY **SEND GREETING:**

Whereas, the said Frank Ulmer Lumber Company **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** A. C. Mann **in the full and just sum of** Seven Hundred Thirty-Five and 50/100---------- **, to be paid**

Payable on or before six months from date or sooner if the house being built on Lot No. 49 securing this mortgage is sold or occupied.

, with interest thereon from date **at the rate of** 6 **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 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 Frank Ulmer Lumber Company **, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said** A. C. Mann **according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said** Frank Ulmer Lumber Company **, in hand well and truly paid by the said** A. C. Mann **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** A. C. Mann, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina on the east side of the Augusta Road being Lot No. 49 in a subdivision known as Pecan Terrace, Plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "GG", page 9 and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the east side of the Augusta Road at the joint front corner of Lots Nos. 48 and 49 and running thence with the joint line of said lots S. 69 E. 140 feet to an iron pin corner of Lot No. 45; thence with the rear line of Lots Nos. 45 and 44 S. 1-12 E. 79.4 feet to corner of Lot No. 50; thence with the line of that lot N. 69-30 W. 170 feet to an iron pin on the Augusta Road; thence with said Road N. 21-01 E. 75 feet to the beginning corner.

The above is the same lot this day conveyed to the mortgagor by the mortgagee, and this mortgage is given to secure the unpaid portion of the purchase price.

(OVER)

Satisfied & Cancelled This
May 18, 1955
A. C. Mann
Witness
Eugene Anders
R. E. Hunter

Filed
FOR GREENVILLE COUNTY, S. C.
12 O'CLOCK P. M. NO. 20613