

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. A. Pickel

SEND GREETING:

WHEREAS, I, the said C. A. Pickel

in and by my certain promissory note in writing, of even date with these presents well and truly indebted to AMERICAN BUILDING AND LOAN ASSOCIATION, a corporation incorporated under the laws of the State of South Carolina, in the full and just sum of Twenty Six Hundred, Dollars,

to be paid on or before the date when the 50 Series of the Instalment Stock of the said AMERICAN BUILDING AND LOAN ASSOCIATION shall reach maturity, with interest thereon from date at the rate of eight per cent. per annum, payable weekly on or before Saturday night of each and every week until paid in full; and if I fail to pay said interest or to comply in all respects with the By-Laws of said Association, for the space of thirty days, then said debt shall become immediately due and payable, together with all interest, fines and expenses, and all amounts advanced by the said Association on the within described property, by way of taxes or insurance, the same to be added to the amount due on said note and to be collectible as part thereof, together with an attorney's fee of ten per cent. if the same be placed in the hand of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or legal proceedings of any kind (all of which is secured under this mortgage, as provided in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I C. A. Pickel

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said AMERICAN BUILDING AND LOAN ASSOCIATION, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said C. A. Pickel

in hand well and truly paid by the said AMERICAN BUILDING AND LOAN ASSOCIATION at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said AMERICAN BUILDING AND LOAN ASSOCIATION all that piece, parcel or lot of land lying in Greenville County, South Carolina,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the North side of Arlington Avenue in the City of Greenville, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Arlington Avenue at a point 50 feet East of the Southeast corner of lot formerly owned by McGee and running thence N. 28 E. 90 feet more or less to an iron pin in line of lot now or formerly belonging to C. O. Allen; thence with line of lot now or formerly belonging to C. O. Allen S. 64 1/2 E. 50 feet to an iron pin; thence approximately S. 28 W. 65 feet more or less to an iron pin on the North side of Arlington Ave. which point is 60 feet Eastward from the point of beginning; thence along Northern side of Arlington Ave. N. 71 W. 50 feet to the point of beginning; and being the same lot this day conveyed to me by the mortgagee herein, and this mortgage is given to secure a portion of the purchase price.

The mortgagee in acceptance of this mortgage agrees that on maturity of series No. 50 of its instalment stock that instead of requiring the mortgagor to pay the balance due that it will permit said mortgagor to take out a new loan under a new series for the balance due, without expense to the mortgagor and on basis of his paying not over \$6.81 per week.

The mortgagee has agreed to pay all taxes on the within premises for the year 1933, There is some question as to whether the 1928 taxes have been paid. Mortgagee agrees to pay the same if not paid and if for any reason the mortgagor should be required to pay any of the aforesaid taxes, credit on the within mortgage is to be allowed., for same.

Handwritten notes:
- "I satisfied" (written vertically)
- "now full" (written vertically)
- "1935" (written vertically)
- "your Assoc" (written vertically)
- "Paid 16th" (written vertically)
- "this Am. Bldg. & Loan Assn" (written vertically)