

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

42162 PROVINCE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

----- I, Willie J. Leberstein ----- SEND GREETINGS:

Whereas, I the said Willie J. Leberstein
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Rena Rice Geer

in the full and just sum of Three Hundred and no/100

(\$ 300.00) Dollars, to be paid Three years from date with a principal payment of Twenty Five Dollars each three months commencing November 1, 1939 and Twenty Five dollars (\$25.00) each three months thereafter until amount due is paid.

with interest thereon from date at the rate of 6% per centum per annum, to be computed and paid

quarterly 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 Willie J. Leberstein

-----, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Rena Rice Geer

----- according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Willie J. Leberstein

in hand well and truly paid by the said Rena Rice Geer

----- 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

Rena Rice Geer

All that piece, parcel or lot of land in Cleveland Township, Greenville Township State of South Carolina, known and designated as a portion of the property marked "Bates on a plat of the property of B. E. Geer made by Dalton & Neves Engineers, December 1937 and recorded in the R. M. C. office for Greenville County in Plat Book "I" at Pages 94 & 95 and more particularly described as follows:

Beginning at a stake on the Northerly side of the Pumpkin Town road, which point is 103 feet West of the intersection of the New Pumpkin Town Road with the old road and running thence along the Pumpkin Town road N. 79-07 E. 103 feet to a stake in the center of the old road; thence along the old road N. 57-10 W. 75 feet to a stake; thence with the old road N. 77-0 W. 152 feet to an iron pin in a rock in the center of the South Saluda River; thence with the river S. 2-30 E. 88 feet to a point in the middle of the river; thence S. 86 E. 25 feet to an Ash on the river; bank; thence S. 86. E. 83 feet to stake, the beginning corner.

Subject however, to the following conditions:
This property shall never be used for commercial purposes.
Also the property as described below:

Beginning at a point in the center of Old Pumpkin Town Road in the intersection of Old Pumpkin Town Road and the New Pumpkin Town road and running thence along by new road S. 86-0 E. 105 feet to point on Northern side of said road; thence N. 4-0 E. 150 feet to a point; thence N. 86-30 W. 270 feet to a point in middle of the South Saluda River; thence with River S. 35-30 W. 100 feet to a point in middle of said river; thence S. 77 E. 152 feet to a point in middle of old Pumpkin Town road; thence still with old Pumpkin Town road S. 57-10 E. 75 feet to the beginning point. Said property adjoining property above described and lying directly North of said property.

Subject to following conditions:
This property shall never be used for commercial purposes.

Handwritten notes:
Date paid in fees
Rena Rice Geer
Attorney
May 23 1941
R.M.C.
Greenville S.C.
7734