

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

43307 TROVENS—JARRARD OR.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Pete Sarkas and Mollie Sarkas SEND GREETINGS:

Whereas, we the said Pete Sarkas and Mollie Sarkas
in and by our certain real estate note in writing, of even date with these presents, are
well and truly indebted to J. D. Mahaffey

in the full and just sum of Eighty Six (\$86.00) Dollars

(\$ 86.00) Dollars, to be paid \$5.00 per month beginning October 1, 1940, and \$5.00 on the first day of each successive month thereafter until paid in full

with interest thereon from date at the rate of six per centum per annum, to be computed and paid 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 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 we, the said Pete Sarkas and Mollie Sarkas,
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. D. Mahaffey

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us
the said Pete Sarkas and Mollie Sarkas
in hand well and truly paid by the said J. D. Mahaffey

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

J. D. Mahaffey, the following described property to wit:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward 5 of the City of Greenville, having the following courses and distances:

BEGINNING at a stake on the West side of Anderson Street and running thence along William Street (now Jenkins Street) S. 66 W. 156 feet; thence N. 12 1/2 E. 137 feet; thence S. 77 1/2 E. 137 feet to said Anderson Street; thence S. 12 1/2 W. 29 feet to the beginning corner, containing 11,400 square feet, more or less.

The above described property is the same conveyed to us this day by the mortgagee herein, and this instrument secures a balance of the purchase price.

As a part of the consideration for this conveyance the grantees herein assume and agree to pay that certain mortgage debt executed by the mortgagee herein to the Southeastern Life Insurance Company in the original sum of \$2,000.00, mortgage recorded in R. M. C. for Greenville County in Book 281, at page 218. Balance \$1,849.12 as of June 16, 1940, and the lien of this mortgage is subsequent to that of the mortgage aforesaid.

Greenville, S. C. Nov. 7, 1940.

For value received, I hereby transfer the within note and mortgage to B. B. Smith
D. B. Leatherwood Witness
Mary S. Wilburn " J. D. Mahaffey Seal.

Assignment Recorded November 21st 1944 at 11:00 a.m.
12399