

MORTGAGE OF REAL ESTATE - G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,

County of Greenville,

SECOND MORTGAGE ON REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Barney C. Pearson, of Easley, S. C.,

SEND GREETINGS:

Whereas, I the said Barney C. Pearson in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to J. Ellis Crawford

in the full and just sum of Four Hundred (\$400.00) Dollars, to be paid upon demand, provided that the mortgagor shall have the privilege of extending the payment of the principal for a period of six (6) years from the date hereof upon the following conditions, to-wit: (1) that the mortgagor make the payments promptly when due on the note and mortgage given by J. Ellis Crawford to Fidelity Federal Savings & Loan Association and assumed by the mortgagor instead of even date herewith; and (2) that the premises described in this note and mortgage are not alienated by the mortgagor; and (3) that the interest hereinafter provided in this mortgage be paid when due; with interest thereon from date at the rate of six 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 attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt; said note further providing for an attorney's fee of \$6

NOW KNOW ALL MEN, that I the said Barney C. Pearson, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. Ellis Crawford according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Barney C. Pearson in hand well and truly paid by the said J. Ellis Crawford

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. Ellis Crawford, his Heirs and Assigns, forever:

"All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the North side of Arthur Avenue, near the City of Greenville, being shown as lot No. 19, of Block L, on plat of property of O. P. Mills made by H. Olin Jones, May, 1914, recorded in the R. M. C. Office for Greenville County in Plat Book "C", at Page 176, and described as follows:

BEGINNING at a stake on the North side of Arthur Avenue, corner of lot No. 18, and running thence with the line of said lot, N. 44-33 W. 180 feet to a stake in line of lot No. 7; thence with the rear lines of lots Nos. 7 and 6, S. 45-27 W. 60 feet to a stake, corner of lot No. 20; thence with the line of said lot, S. 44-33 E. 180 feet to a stake on Arthur Avenue; thence with the North side of Arthur Avenue, N. 45-27 E. 60 feet to the Beginning corner."

This is the identical lot of land conveyed to Barney C. Pearson by the mortgagee, J. Ellis Crawford by deed dated December 20, 1940, and to be recorded simultaneously herewith, and this mortgage is given to secure a portion of the purchase price of said lands.

( ten per cent, besides all costs and expenses of collection, to be added to the amount due on said ( note and to be collectible as a part thereof, if the same be placed in the hands of an attorney ( for collection, or is said debt, or any part thereof, be collected by an attorney, or by legal ( proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, ( reference being thereunto had, will more fully appear.