

MORTGAGE OF REAL ESTATE

WALKER, EWANS & COSSWELL CO., CHARLESTON, S. C. 14566-9-13-40

STATE OF SOUTH CAROLINA,) M O R T G A G E .
COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JANIE E. FURMAN OF THE COUNTY AND STATE AFORESAID SEND GREETING:

WHEREAS, I, the said Janie E. Furman, have this day executed and negotiated through The First National Bank of Greenville, a corporation chartered under the laws of the United States of America (which is hereby appointed as Trustee under this mortgage, with all necessary or usual powers and authority) my three (3) certain promissory notes of even date with these presents, in the aggregate sum of Fourteen Thousand (\$14,000.00) Dollars, Note No. 1 being for Five Thousand (\$5,000.00) Dollars; Note No. 2 being for Five Thousand (\$5,000.00) Dollars; Note No. 3 for Four Thousand (\$4,000.00) Dollars, said indebtedness to be paid as follows: The sum of Five Hundred (\$500.00) Dollars to be paid on the principal of said aggregate indebtedness on the 8th day of October, 1941, and the sum of Five Hundred (\$500.00) Dollars on the 8th day of April and October of each year thereafter up to and including the 8th day of October, 1945, then the balance of the principal to be due and payable on the 8th day of April, 1946; the aforesaid principal payments are to be applied pro rata on said notes as set forth therein, with interest thereon from date at the rate set forth in said notes to be computed and paid semi-annually on the 8th day of April and October of each year until paid in full, both principal and interest being payable to the bearer of said notes in lawful money of the United States at the office of the First National Bank of Greenville;

WHEREAS, I, Janie E. Furman in consideration of the said debts and sum of money aforesaid, and for the better securing the payment thereof to the bearer or bearers of said notes, according to the terms thereof, and also in consideration of the sum of Three (\$3.00) Dollars to said Janie E. Furman in hand well and truly paid by the said The First National Bank of Greenville, as Trustee, at and before the signing of these presents (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto the said The First National Bank of Greenville, as Trustee, *the sum of \$3.00*

All my undivided one-half interest in and to that lot of land with a brick building thereon, situate in the City of Greenville, County of Greenville, South Carolina, on the west side of Main Street between East McBee Avenue and East Washington Street, running back to Laurens Street, and having, according to plat made by H. Olin Jones, Engineer, July 14, 1913, the following metes and bounds, to-wit:-

BEGINNING at a point in the center of a party wall between the properties of Furman and Stephenson and Houston Brothers on the west side of South Main Street, and said point being 230 feet and 4 inches from south side of East Washington Street; and running thence along the west side of South Main Street S. 22° 13' W. 17 feet and 9 inches to a point in the center of a partition wall between the Furman and Stephenson property and the J. H. Morgan property, and said point being 101 feet and 9 inches from the north side of East McBee Avenue; thence along center of said partition wall on line of J. H. Morgan property N. 68° 0' W. 83 feet and 3 inches to a point; thence along center of an offset wall between said Furman and Stephenson and J. H. Morgan property S. 22° 0' W. 1 foot and 10 inches to a point in the party wall; thence along the line of said party wall, said line being within the wall and 8 inches from the north face of the same, N. 68° 0' W. 56 feet to a point in an offset wall; thence on a line within said offset wall, S. 22° 0' W. 6 inches to a point in the center of a party wall between said properties; thence along the center line of party wall between property of said Furman and Stephenson and formerly of City of Greenville, N. 67° 51' W. 101 feet and 5 inches to a point on the east line of Laurens Street; thence along the east side of Laurens Street N. 22° 11' E. 44 feet and 8 inches to a point in the center of the party wall between the property of said Furman and Stephenson and property formerly belonging to R. G. Williams; thence along center line of party wall between said Furman and Stephenson property and property formerly belonging to R. G. Williams, S. 68° 52' E. 103 feet and 6 inches to an iron pipe on the line of the property of Houston Bros., said pipe being 10 1/2 inches from the face of the east wall of the store on the property of Furman and Stephenson; thence along line of property of said Houston Bros., S. 22° 0' W. 26 feet to a point in a party wall between the properties of said Furman and Stephenson and Houston Bros.; thence along said party wall, and within it, and 7 inches from the north face of the same, S. 68° 0' E. 137 feet to the beginning point on the west side of South Main Street.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said The First National Bank of Greenville, as Trustee, its successors and assigns forever, upon the trust hereinafter set forth for the protection and security of the bearers of said notes, without priority one over the other, and Janie E. Furman does hereby bind herself, and her heirs, executors and administrators and assigns, to warrant and forever defend all and singular the said premises unto the said The First National Bank of Greenville, as Trustee, its successors and assigns, from and against

In Extension Agreement, See R.E.M. Book 311, Page 35.