

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE-LARRARD CO.—GREENVILLE 47530

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONVENIENCE, INC.

SEND GREETINGS:

Whereas, the said Convenience, Inc., a corporation chartered under the laws of the State of South Carolina, with its principal place of business at Greenville, South Carolina, in and by its certain promissory note in writing, of even date with these presents, is

well and truly indebted to T. C. Stone and C. R. Stone

in the full and just sum of Twenty-Eight Thousand and No/100

(\$ 28,000.00) Dollars, to be paid as follows:

One Thousand (\$1,000.00) Dollars to be paid on principal on the 15th day of October, 1942, and the sum of One Thousand (\$1,000.00) Dollars on the 15th day of each month thereafter up to and including the 15th day of August, 1943, with the balance of the principal remaining to be paid on the 15th day of September, 1943.

with interest thereon from date at the rate of 4 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.

NOW KNOW ALL MEN, that the said Convenience, Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said T. C. Stone and C. R. Stone

according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Convenience, Inc.

in hand well and truly paid by the said T. C. Stone and C. R. Stone

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

T. C. Stone and C. R. Stone, their heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being in Ward 5 in the City of Greenville, County of Greenville, State of South Carolina, being on the corner of River and Hammond Streets, and being a portion of lot # 1 as shown upon a plat of the Mountain City Land & Improvement Company, recorded in the R. M. C. Office in Deed Book ZZ, at page 482, and the same land conveyed to McKeithan, Inc. by T. C. Stone, C. R. Stone and E. E. Stone, and described as follows:

BEGINNING at the corner of Hammond and River Streets, and running thence along River Street S. 26-30 W. 38 feet; thence leaving River Street, running S. 63-30 E. to the line of lot 15 on the plat referred to; thence N. 49-15 E. along line of said lot to Hammond Street; thence along Hammond Street N. 27-40 W. 46 feet to a bend; thence continuing along Hammond Street N. 63-30 W. 154 feet to the beginning corner.

This is the same property that was conveyed to the mortgagor by deed of T. C. Stone and C. R. Stone of even date herewith, and this mortgage is given to secure the unpaid portion of the purchase price of the above described property.

It is the intent of the mortgagor herein to convey to the mortgagees, their heirs and assigns all its right in and to that aerial way or light privilege covering a strip of five feet of land running the entire length of the building located on the above described lot and along the South side thereof and is more particularly described in the deed made by J. W. Norwood to T. C. Stone, et al dated January 10, 1920 and recorded in Deed Book, Vol. 55 at page 153, R. M. C. Office for Greenville County.

Handwritten signatures and notes:
T. C. Stone
C. R. Stone
J. W. Norwood
McKeithan, Inc.
Office of the R. M. C. for Greenville County, S. C.
RECORDED AND CANCELLED BY THE CLERK OF THE R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:35 A.M. JAN 12 1943 # 209