

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE—JARRARD CO.—GREENVILLE 47538

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Whereas, I the said Eugenia F. Estes
in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to Mrs. Stella C. Burns

in the full and just sum of Fifteen Hundred
(\$1500.00) Dollars, to be paid \$100.00 one year after date and \$1400.00
three years after date, with the right to anticipate either wholly or in part on any interest
payment date

with interest thereon from Jan 17, 1945 at the rate of 6 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 I, the said Eugenia F. Estes
in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said Stella C. Burns

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to be paid to me the said Eugenia F. Estes
in hand well and truly paid by the said Stella C. Burns

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

Stella C. Burns, her heirs and assigns forever:

All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, at the end of O'Neal Street, containing 1.22 acres, more or less and being more fully described as follows:

BEGINNING at an iron pin on the East side of O'Neal St. 250.9 ft. from the Northeast corner of Rhett and O'Neal Sts. and running thence N. 68-28 E. 160.3 ft. to line of L. C. Walker property; thence along line of Walker property N. 18-56 W. 261.2 ft. to a stake; thence S. 72-43 W. 207.3 ft. to a stake, corner of land of Mrs. Parks; thence S. 18-28 E. 216 ft. to an iron pin on the West side of the North end of O'Neal St; thence crossing O'Neal St. at the end of same N. 82-50 E. 50.6 ft. to a stake on the East side of same street; thence along the East side of said street S. 18-42 E. 48.8 ft. to an iron pin, the beginning corner.

This is the same property conveyed to Eugenia F. Estes by Furman University by deed dated March 9, 1943, recorded in the R. M. C. Office for Greenville County in Deed Book , at page

This is a first mortgage over the said property.

For value received I do hereby assign, transfer + set over to W. H. Serraine the within mortgage + the note which is secured without recourse this 24th day of January, 1944

Witness:
W. D. Workman
Ida Cunningham

Stella C. Burns

Assignment recorded this 24th day of January, 1944 at 11:25 A.M. #757

1944
17th DAY OF JANUARY 1944
REC'D OF GREENVILLE COUNTY S.C.
2:10 O'CLOCK P.M.

Satisfied
17, 1945
W. H. Serraine