

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of Greenville

I. L. E. Smith

SEND GREETING:

WHEREAS, I the said L. E. Smith

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to ~~SURETY MORTGAGE COMPANY~~ SURETY MORTGAGE COMPANY a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Three Hundred Fifty and No/100 (\$ 350.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five (5) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of January, 1945, and on the 1st day of each of each year thereafter the sum of \$ 20.22 to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of May, 1946 and the balance of said principal and interest to be due and payable on the 1st day of June, 1946; the aforesaid monthly payments of \$ 20.22 are to be applied first to interest at the rate of five (5) per centum per annum on the principal sum of \$ 350.00 for so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 ten (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 L. E. Smith SURETY MORTGAGE COMPANY in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~SURETY MORTGAGE COMPANY~~ SURETY MORTGAGE COMPANY

according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said L. E. Smith SURETY MORTGAGE COMPANY in hand well and truly paid by the said ~~SURETY MORTGAGE COMPANY~~ SURETY MORTGAGE COMPANY, at and before the 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 ~~SURETY MORTGAGE COMPANY~~ SURETY MORTGAGE COMPANY

All that certain piece, parcel or lot of land situate, lying and being on the West side of North Main Street, near the City of Greenville, in the County of Greenville, State of South Carolina, known as Lot No. 4, Block B, on revised plat of Northgate Subdivision made by R. E. Dalton, Engineer, May 1939, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "M" at page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of North Main Street at joint front corner of Lots Nos. 3 and 4 of Block B, said pin being 240 feet North from the Northwest corner of the intersection of North Main Street and West Avondale Drive and running thence with the line of Lot No. 3 N. 79-36 W. 194.8 feet to an iron pin; thence with the line of Lot No. 19 in a Northerly direction 55 feet to an iron pin at joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5 S. 84-08 E. 187.7 feet to an iron pin on the West side of North Main Street; thence with the West side of North Main Street, S. 8-31 W. 70 feet to the beginning corner.

This is the same property conveyed to me by deed of Surety Mortgage Company of even date and to be recorded herewith, and this mortgage is given to secure the unpaid portion of the purchase price.