

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of GREENVILLE

I, IRENE MABLE SMITH

WHEREAS, I the said Irene Mable Smith

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to U. S. Building COMPANY, a corporation organized under the laws of the State of South Carolina in the full and just sum of Six Hundred and No/100 (\$600.00) DOLLARS, to be paid at its Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly

installments as follows:
Beginning on the 1st day of December, 1945, and on the 1st day of each month of each year thereafter the sum of \$20.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest are paid in full. The aforesaid monthly payments of \$20.00 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$600.00 or 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 Irene Mabel Smith, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said U. S. BUILDING COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Irene Mabel Smith in hand well and truly paid by the said U. S. BUILDING 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 U. S. BUILDING COMPANY

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northwest side of Melville Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 17, on plat of Aberdeen Highlands, made by Dalton & Neves, Engineers, November, 1941, revised June 1942, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book M, at page 37, and having, according to said plat and a recent survey made by J. L. Hunter, November 14, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Melville Avenue at the joint front corner of Lots No. 16 and 17, said pin also being 200 feet in a Northeasterly direction from the point where the Northwest side of Melville Avenue intersects with the North side of West Faris Road, and running thence along the Northwest side of Melville Avenue, N. 31-06 E. 65 feet to an iron pin on Melville Avenue, at joint front corner of Lots No. 17 and 18; thence with the line of Lot No. 18, N. 52-36 W. 207.4 feet to an iron pin; thence S. 51-31 W. 140.4 feet to an iron pin at the joint rear corner of Lots No. 16 and 17; thence with the line of Lot No. 16, S. 68-38 E. 258.7 feet to an iron pin on the Northwest side of Melville Avenue, and beginning corner.

ALSO all furnishings, furniture and fixtures located in the dwelling on the above described property.

This is the same property conveyed to me by U. S. Building Company by deed of even date herewith and this mortgage is given to secure the unpaid portion of the purchase price.

This mortgage is junior in rank to the lien of the mortgage given by U. S. Building Company to the Prudential Insurance Company of America recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Volume 316 at page 78.

Handwritten notes:
Paid in full Oct 8, 1946
U. S. Building Co.
N. S. Lewis
J. L. Hunter
Satisfied and cancelled 24 DAY OF 31st of 1945
R.M.C. FOR GREENVILLE COUNTY, S. C. NO. 142