

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of GREENVILLE

MAUDE DAVIS SEXTON

SEND GREETING:

WHEREAS, I the said MAUDE DAVIS SEXTON

PIEDMONT CORPORATION

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to

and L. A. MOSELEY in the full and just sum of FORTY-FIVE HUNDRED

(\$ 4500.00) DOLLARS, to be paid 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 15th day of March, 1946, and on the 15th day of each month thereafter

each year thereafter the sum of \$ 50.00, to be applied on the interest and principal of said note, said payments to continue

until the principal and interest are paid in full

; the aforesaid monthly payments of \$ 50.00 each are to be applied first to interest at the rate

of Five (5) per centum per annum on the principal sum of \$ 4500.00 or so much thereof as shall, from time to time, remain unpaid

and the balance of each 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 MAUDE DAVIS SEXTON in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

PIEDMONT CORPORATION and L. A. MOSELEY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS,

the said MAUDE DAVIS SEXTON in hand well and truly paid by the said PIEDMONT CORPORATION and L. A. MOSELEY, 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 PIEDMONT CORPORATION and L. A. MOSELEY, Their Heirs, Successors and Assigns, Forever:-

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, being Lot No. 7 of a subdivision of land represented by a plat recorded in Plat Book A, Page 535, and which was conveyed to Mrs. Mattie J. Buchanan by C. F. Putman, deed dated August 31, 1925, recorded in deed book 106, page 198; and to The Carolina Loan and Trust Company by deed from Mrs. Mattie J. Buchanan, dated March 15, 1933, recorded in deed book 166, page 408, all recorded in Office of R.M.C. for Greenville County, and having, according to said plat the following notes and bounds:

BEGINNING at the corner of lot No. 6 on the north side of Elkins Street, 140 feet west of the corner of Howard Elkins Streets, thence with Elkins Street N. 90° 33' W. 50 feet to corner of lot No. 8; thence with line of lot No. 8 N. 12-30 E. 168 feet and 2 inches to Parkins line; thence with Parkins line, easterly, 36 feet 9 inches and 20 feet 9 inches to corner of lot No. 5; thence along lines of lots Nos. 5 and 6, S. 9-52 E. 150 feet to beginning corner.

This is the same property conveyed to me by deed of L. A. Moseley and Piedmont Corporation dated February 12, 1946 and this Mortgage is given to secure the credit portion of the purchase price.

RECORDED
AT 2:32 P.M. FEBRUARY 21, 1946
R. M. C. FOR GREENVILLE COUNTY

State of South Carolina
County of Greenville

Transferred and assigned for value to The First National Bank of Greenville, S.C. this the 20th day of February, 1946.

Witnesses:
W. L. Nester,
J. A. Bailey

Piedmont Corporation,
By: James P. Moore, Pres.
L. A. Moseley.

Assignment Recorded Feb. 21st. 1946 at 2:32 P.M. # 2917