

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE

*Paid in full
Feb. 12th 1949
Catherine J. Fraser*

RECORDED AND CANCELLED OF RECORD
12 DAY OF FEBRUARY 1949
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 10 O'CLOCK A.M. NO. 2227

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MODERN INDUSTRIES, Inc.

Send Greeting:

WHEREAS, ~~MODERN INDUSTRIES, Inc.~~ said MODERN INDUSTRIES

a corporation chartered under the laws of the State of South Carolina

John D. Boyce

its certain promissory

note in writing of even date with these presents well and truly indebted to Catherine J. Fraser

in the full and just sum of Six Thousand Dollars (\$6,000.00)

to be paid ON or before 3 years after date, provided, however, that either the Mortgagor or the Mortgagee may pay or call this loan at any time after 1 year from the date hereof by giving to the other party 90 days written notice

with interest thereon from _____ date _____ at the rate of 4 1/2

per centum to be computed and paid _____ 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 interest to be placed, 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 attorney's 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 MODERN INDUSTRIES

in consideration of the said debt and sum of money aforesaid,

and for the better securing the payment thereof to the said CATHERINE J. FRASER

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

MODERN INDUSTRIES

in hand and well and truly paid by said CATHERINE J. FRASER 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 CATHERINE J. FRASER, her heirs and assigns forever:-

All that certain piece, parcel or lot of land, situate, lying and being on the East side of River Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot #3 on Plat of McBee Land of Mountain City Land and Improvement Company, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book ZZ at Page 482 and having, according to said Plat, the following metes and bounds to-wit:-

BEGINNING at an iron pin on the East side of River Street at joint front corner of Lots 2 and 3 and running thence with the line of Lot 2 S. 69-05 E. 154.7 feet to an iron pin in the line of Lot 15; thence with the line of Lot 15 S. 27-15 W. 59 feet to an iron pin; thence with the line of Lot 4 N. 71-30 W. 155 feet to an iron pin on the East side of River Street; thence with the East side of River Street N. 26-30 E. 66.2 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by Deed of Catherine J. Fraser by deed of even date herewith and this Mortgage is given to secure the unpaid portion of the purchase price. This Mortgage is executed by the undersigned officers of Modern Industries pursuant to resolutions adopted by the Board of Directors at a meeting duly called and held for the purpose.