

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA,  
County of Greenville,

G. J. Edwards and Doris Edwards

WHEREAS, ~~we~~ the said ~~G. W. Edwards and Doris Edwards~~ <sup>are!</sup> SEND GREETING:

in and by ~~our~~ certain promissory note in writing, of even date with these presents ~~are!~~ well and truly indebted to ~~Mary Bates Ballenger~~ <sup>in full 1949!</sup>  
~~in the full and just sum of Five Thousand Six Hundred Seventy Five~~ <sup>Satisfied in full</sup>  
(\$ ~~5,675.00~~ ) DOLLARS, to be paid at ~~in Greenville, S. C.~~ <sup>21st day of Feb</sup> together with interest thereon from date hereof  
until maturity at the rate of ~~six~~ <sup>6</sup> (~~6~~ %) per centum per annum, said principal and interest being payable in ~~quarterly~~ <sup>quarterly</sup>  
installments as follows:

Beginning on the ~~21st~~ <sup>21st</sup> day of ~~November~~ <sup>1946</sup>, and on the ~~21st~~ <sup>21st</sup> day of ~~February, May,~~ <sup>August and November</sup>  
of each year thereafter the sum of \$ ~~150.00~~ <sup>150.00</sup>, to be applied on the interest and principal of said note, said payments to continue ~~quarterly there-~~  
~~after until the principal and interest is paid in full~~ <sup>after until the principal and interest is paid in full</sup>

~~xxxxxx~~ ~~xxxxxx~~ the aforesaid ~~quarterly~~ <sup>quarterly</sup> payments of \$ ~~150.00~~ <sup>150.00</sup>  
each are to be applied first to interest at the rate of ~~six~~ <sup>6</sup> (~~6~~ %) per centum per annum on the principal sum of \$ ~~-----~~ or so much thereof as shall,  
from time to time, remain unpaid and the balance of each ~~quarterly~~ <sup>quarterly</sup> 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 hereof, 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 (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 ~~we~~ <sup>we</sup> the said ~~G. J. Edwards and Doris Edwards~~ <sup>G. J. Edwards and Doris Edwards</sup>  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~Mary Bates Ballenger~~ <sup>Mary Bates Ballenger</sup>  
according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to ~~us~~ <sup>us</sup>  
~~the said G. J. Edwards and Doris Edwards~~ <sup>the said G. J. Edwards and Doris Edwards</sup>  
in hand and truly paid by the said ~~Mary Bates Ballenger~~ <sup>Mary Bates Ballenger</sup>

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by ~~these Presents~~ <sup>these Presents</sup> Grant, Bargain,  
in, sell and release unto the said ~~Mary Bates Ballenger, her heirs and assigns, forever~~ <sup>Mary Bates Ballenger, her heirs and assigns, forever</sup>

All that certain piece, parcel or lot of land with the buildings and improvements thereon  
situate, lying and being on the North side of Perry Avenue in the City of Greenville, County of  
Greenville, State of South Carolina and having the following metes and bounds, to-wit:-  
BEGINNING at an iron pin on the North side of Perry Avenue and running thence N. 22-45 E.  
46.1 feet to an iron pin; thence N. 4-15 E. 99.4 feet to an iron pin; thence N. 19-05 W. 82 feet  
to an iron pin; thence S. 19-30 W. 190 feet to an iron pin on the North side of Perry Avenue;  
thence with the North side of Perry Avenue, S. 70-05 E. 70 feet to the beginning corner.

This is the same property conveyed to us by deed of Dolen E. Durham dated June 1, 1946, re-  
corded in the RMC Office for Greenville County, S. C., in Deed Book 292, Page 267.

RECORDED AND CANCELLED OF RECORD  
DAY OF FEBRUARY 1949  
JAMES H. RAINY  
ATTORNEY AT LAW  
GREENVILLE COUNTY, S. C.  
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