

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, T. H. Frady - - - - - am well and truly indebted to W. G. Serrine in the full and just sum of Six Hundred Eleven and 24/100 - - - - - DOLLARS, - in and by my certain promissory note in writing, of even date herewith, due and payable on the 7th day of October, 1947 - - - - - With interest - - - - - from date at the rate of six per centum per annum until paid; interest to be computed annually in advance and paid annually, and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or thorough legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said T. H. Frady in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 T. H. Frady,

all that tract or lot of land in - - - - - Township, Greenville County, State of South Carolina, containing 11.21 acres, more or less, as fully described in deed from W. G. Serrine to mortgagor herein, recorded in R.M.C. Office for Greenville County, S. C., in Volume 283 page 91, adjoining lands of Norman Sloan, John A. Roper, W. B. Owens and Southern Railway right-of-way.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said TO HAVE AND TO HOLD, all and singular the said premises unto the said W. G. Serrine, his Heirs and Assigns forever. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than One Thousand Dollars in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and effect.

AND IT IS AGREED by and between the said parties, that I, the mortgagor, am to hold and enjoy the premises until default of payment shall be made, in which event the mortgagee or his representative or assigns shall be entitled to take possession immediately, without notice, receive the rents and profits and apply them to said debt until same is paid.

WITNESS my hand and seal this 7 day of October, in the year of our Lord one thousand nine hundred and forty-six and in the one hundred and seventieth year of the Sovereignty and Independence

Witness T. H. Frady
Witness W. G. Serrine

RECORDED AND INDEXED
OCT 17 1947
R.M.C. FOR GREENVILLE COUNTY
NO. 5820

Premises belonging to or in any wise incident thereto