

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

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

The debt hereby secured is paid in full and
the Lien of this instrument is satisfied this
30th Sept 1949

NORMAN E. SPENCER

WHEREAS, I the said Norman E. Spencer

By

Witness: Ollie Jamison

SEND GREETING:

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

in the full and just sum of Six Hundred & No/100 (\$ 600.00) DOLLARS, to be paid at 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 July 1947, and on the 1st day of each month thereafter until principal and interest are paid in full, to be applied on the interest and principal of said note, said payments to continue up to and including the day of 1949; the aforesaid monthly payments of \$ 25.00 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 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 I the said Norman E. Spencer in consideration of the said debt and sum of money aforesaid, and for the better securing the thereof to the said E. E. Martin according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Norman E. Spencer, in hand and truly paid by the said E. E. Martin, at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said E. E. Martin, his heirs and assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Simmons Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 21 on plat of property of Daisy T. Wilson made by Dalton & Neves, Engineers, June 1946, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "A" page 151, and having according to said plat the following mates and bounds, to-wit:-

BEGINNING at an iron pin on the Southeast side of Simmons Avenue at joint front corner of Lots 21 and 22 and running thence with the line of Lot 22, S. 46-15 E. 233 feet to an iron pin; thence with the line of Lot 15, S. 21-30 W. 54.6 ft. to an iron pin in the rear thence along Lot 16, S. 49-14 W. 23.4 feet to corner of Lot 20; thence with the line of Lot 20, N. 43-10 W. 255 feet to an iron pin on the Southeast side of Simmons Avenue; thence with the Southeast side of Simmons Avenue, N. 46-50 E. 60 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of E. E. Martin of even date to be recorded herewith.

This is a purchase money mortgage given to secure the purchase price.

PAID AND CANCELLED OF RECORD
30 DAY OF Sept 1949
Ollie Jamison
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:41 O'CLOCK A. M. NO. 23157