

JUL 16 9 55 AM 1948

The State of South Carolina,

County of GREENVILLE

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

Sherwood Court Apartments, Inc.

SENDS GREETING:

Whereas, the said Sherwood Court Apartments, Inc.

hereinafter called the mortgagor(s)

in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Paul B. Byrum

hereinafter called the mortgagee(s), in the full and just sum of Thirty Thousand and No/100 - - -

----- DOLLARS (\$ 30,000.00), to be paid

on demand

, with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid

on demand

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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 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(s) promise 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 Paul B. Byrum

All those certain parcels of land with the buildings and improvements thereon, lying and being on the North side of Ridgeland Avenue, in the City of Greenville, Greenville County, State of South Carolina, being shown as Lots 6, 7 and 8 on plat of property of Sherwood Court Apartments, Inc. made by Pickell & Pickell, Engineers, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Ridgeland Avenue at joint front corner of Lots 5 and 6, said pin being 258.2 feet East from the Northeast corner of the intersection of Ridgeland Avenue and Allen Street, and running thence along the line of Lot 5 N. 2-16 W. 145 feet to iron pin; thence N. 87-44 E. 99 feet to iron pin; thence S. 84-50 E. 52.4 feet to iron pin at rear corner of Lot 9; thence with the line of Lot 9 S. 2-16 E. 129.3 feet to iron pin on the North side of Ridgeland Avenue; thence along the North side of Ridgeland Avenue S. 87-44 W. 149 feet to the beginning corner.

Together with the right of ingress and egress over that strip of land and a 15-foot alley lying along the rear of the above described property, and extending to Allen Street.

This is part of the property conveyed to the mortgagor by Mabel B. Derrick by deed to be recorded herewith.

(over)