

BOOK

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MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C. GREENVILLE, CO. S. C.

The State of South Carolina,
COUNTY OF Greenville

JUL 15 12 00 PM 1958
OLLIE FANNING WORTH
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said J. E. Reynolds
hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to David G. Traxler

hereinafter called the mortgagee(s), in the full and just sum of Ten Thousand and Twenty Three
and No/100-----DOLLARS (\$ 10,023.00), to be paid
six months after date

, with interest thereon from date
at the rate of six (6%) semi annually percentum per annum, to be computed and paid
interest at the same rate as principal. until paid in full; all interest not paid when due to bear

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 ten (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 I, 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 me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 DAVID G. TRAXLER, his heirs and assigns forever:

ALL that lot of land situate on the West side of Long Hill Street, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 83 and the adjoining 15 feet of Lot 82 on Plat of Augusta Road Ranches, made by Dalton & Neves, engineers, April 1941, recorded in the RMC Office for Greenville County, S. C., in Plat Book M, page 47 and 48 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the West side of Long Hill Street at joint front corner of Lots 83 and 84 and running thence along the line of Lot 83 S. 89-47 W. 276 feet to an iron pin; thence S. 2-03 W. 75.06 feet to an iron pin in the rear line of Lot 82; thence through Lot 82 N. 89-47 E. 286.5 feet to an iron pin on the West side of Long Hill Street; thence with Long Hill Street N. 6-01 W. 75.3 feet to the beginning corner. This is the same property conveyed to me by Deed of Earl C. Cass and David G. Traxler to be recorded herewith.