

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COBURN CO., CHARLESTON, S. C. 29718

THE STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. Karpf and L.C. Rosenblat
WHEREAS, we, the said B. Karpf and L.C. Rosenblat

in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Greenville Realty & Investment Company

in the full and just sum of Twenty-six thousand (\$26,000.00)

Dollars, to be paid Six thousand five hundred (\$6,500.00) Dollars one year after date, Six thousand five hundred (\$6,500.00) Dollars two years after date, Six thousand five hundred (\$6,500.00) Dollars three years after date, Six thousand five hundred (\$6,500.00) Dollars four years after date.

with interest thereon from date at the rate of 7 per cent. per annum, to be computed and paid semi-annually

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 each of said cases the mortgagor promises 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 we, the said B. Karpf and L.C. Rosenblat in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Greenville Realty & Investment Company

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said B. Karpf and L.C. Rosenblat in hand, well and truly paid by the said Greenville Realty & Investment Company

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 Greenville Realty & Investment Company: All that piece, parcel

or lot of land in the City of Greenville, Greenville County, State of South Carolina, containing Three thousand (3,000) square feet, more or less, situate on the west side of North Main Street between Coffee and North Streets, commencing at an iron pin on Main Street at the Southeast corner of James F. Hodges lot; thence along the outer edge of the brick wall of said Hodges Store, now occupied by Meyers-Arnold Company, 120 feet to an iron pin on line of twelve (12) foot alley extending from Coffee Street to Hodges line parallel to Main Street; thence along line of said Alley 25 feet to an iron pin; thence along line parallel with the first line 120 feet to an iron pin on Main Street; thence along Main Street 25 feet to the beginning corner. Said lot is made up of a part of lot known as Lot No. 21 in deed by Charles-A. Parkins to George W. Parkins recorded in Book "BB", page 154, and also a part of lot conveyed by W.W. Gilreath to Eliza Parkins, dated August 1891 and recorded in book "XX", page 810, and being the same lot of land conveyed to C.F. Dill by Margaret Eliza-Parkins by deed dated March 18, 1903, recorded in the R.M.C. Office for Greenville County in Volume "JJJ", page 439.

Also all that strip, piece, parcel or lot of land situate in Ward 1 of the City of Greenville on the West side of North Main Street between Coffee and North Streets, containing One hundred seventeen and one-half (117-1/2) square feet, more or less, and being the same piece of land conveyed by James F. Hodges to C.F. Dill by deed dated May 9th, 1903, recorded in said Office in Volume "JJJ", page 570, full description of said property being contained in said deed.

also all rights and interests in and to the alley way to the rear of said lot, and the party walls affecting the building situate thereon.

This being the same land this day conveyed to the mortgagors by the said Greenville Realty & Investment Company, and this mortgage is given to secure the unpaid portion of the purchase price of said land.

State of New York,
County of New York.
Personally appeared before me Louis L. Kahn and made oath that he saw the within named L.C.-Rosenblat sign, seal and as his act and deed deliver the within written deed, and that he with Alfred A. Scheuer witnessed the execution thereof.

Sworn to before me this 1st, day of July, A.D. 1924.
H. Wilbur Huppell (L.S.) Louis L. Kahn.

Notary Public Nassau County.
Kings Co. Clerks' No. 17, Kings Co. Register's No. 5972.
N.Y. Co. Clerk's No. 99, N.Y. Co. Register's No. 5143.
Bronx Co. Clerks' No. 8, Bronx Co. Registers' No. 64.
My Commission Expires March 30, 1925.

*State of South Carolina County of Greenville
I do hereby certify that the within mortgage was recorded in the R.M.C. Office for Greenville County in Volume "JJJ", page 439, and also a part of lot conveyed to C.F. Dill by Margaret Eliza-Parkins by deed dated March 18, 1903, recorded in the R.M.C. Office for Greenville County in Volume "JJJ", page 439.
L. C. McCall*

Recorded Dec. 15th. 9:50 A.M. 1924

THE DEBT HEREBY SECURED IS PAID IN FULL AND THE LIFE OF THIS INSTRUMENT IS EXTENDED TO 1927

*James F. Hodges
Wm. B. Dill
B. Karpf
L.C. Rosenblat*