MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 32363

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C.J. Larsen SEND GREETING:

WHEREAS, I, the said C.J. Larsen in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Essie G. Hester in the full and just sum of Twenty-seven Thousand ($27,000.00) Dollars, to be paid on or before fifteen (15) years after date, with the privilege of anticipating the payment of the whole or any part thereof at any time, and the further privilege of selling at any time any part of the premises described herein, provided the total proceeds derived from said sale, are applied to the payment of the said note and this mortgage.

SATISFACTION

With interest thereon, from date at the rate of 6 per cent. per annum, to be computed and paid quarterly 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 in default 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 then sue and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent besides all costs and expenses of collection, to be added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney at law or by legal proceedings of any kind (all of which is secured under this mortgage as in and by the said note, reference being thereunto had as will more fully appear.

NOW, KNOW ALL MEN, That I, the said C.J. Larsen in consideration of said debt and sum of money aforesaid and for the better securing the payment thereof to the said Essie G. Hester according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said C.J. Larsen in hand well and truly paid by the said Essie G. Hester 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 Essie G. Hester, All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, just outside the corporate limits of the City of Greenville, and having the following metes and bounds, according to a survey made by R.E. Dalton, Engr., April, 1925, to-wit:

Commencing at an iron pipe on the west side of North Main Street, on line of property of Lucy L. Hindman; thence along west side of North Main Street S. 19-55 W. 1188 feet to an iron pipe at the northwest corner of North Main Street and Ashley Avenue; thence along the North side of Ashley Avenue N. 65-22 W. 209.3 feet to an iron pipe on line of property of A.A.Butler, et-al.; thence with said line N. 5-41 E. 1027.6 feet to a stone; thence with line of Lucy L.-Hindman N. 6-0 E. 219.6 feet to an iron pin; thence with line of Lucy L. Hindman et-al. S. 66-23 E. 513.3 feet to the point of beginning. Being the same lot of land conveyed to me by the said Essie G. Hester by deed of even date herewith, the same not yet recorded, and this mortgage is given to secure the credit portion of the purchase price therefor.

Assignment of R.E. Mtg.

As collateral for our note I hereby transfer and assign this mortgage and the note it carries to H.P. McGee, and C.M. McGee, Trustees, their successors and assigns. May 4th, 1929.

Witnesses:
E. Bruns,
Lottie West.

Essie G. Hester

Assignment recorded May 7th, 1929 at 7:30 A.M.