MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 47287

THE STATE OF SOUTH CAROLINA, } TO ALL WHOM THESE PRESENTS MAY CONCERN:
County of Greenville.

I, J. F. Carver of Greenville County in the State aforesaid SEND GREETING:

WHEREAS, I, the said J. F. Carver in and by my certain promissory note in writing, of even date with these presents, are well and truly indebted to A. P. DuBose in the full and just sum of Twelve hundred ($1200.00) Dollars, to be paid as follows: Twenty five ($25.00) Dollars on October 7, 1926, and Twenty five ($25.00) Dollars on the 7th day of each and every month thereafter until paid in full, interest to be deducted from said payments and balance applied on the principal with privilege of anticipation in part or in whole with interest thereon, from July 7, 1926 at the rate of 8 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; 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 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 J. F. Carver in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said A. P. DuBose according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said J. F. Carver in hand well and truly paid by the said A. P. DuBose 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 A. P. DuBose, his heirs and assigns forever,

All that lot of land situate in the State and County aforesaid just East of the City of Greenville, designated as part of lot no. 89 of East Overbrook as shown by plat recorded in Plat Book C, page 274, having the following Metes and bounds, to wit: Beginning at an iron pin on Park Road (or Avenue) 71.8 feet North West of the Northwest Corner of Park Road and Central Street and running thence N 54-45 E. 182.7 feet to an iron pin on Rutledge Property; thence with line of Rutledge Property in a Northwesterly direction 92 feet to iron pin, Corner of Lot No. 8 thence with line of lot No. 8, S. 44-10 W. 191.8 feet to an iron pin on Park Road; thence with Park Road 65 feet to the beginning.

The above boundary includes the lot of land conveyed to me by A. P. DuBose by deed dated July 7, 1926, of record in R. M. C. Office for said County, less, however a small triangular strip having a frontage of 10.8 feet on Parker Road which was conveyed by me to Ennis Smith by deed of even date to be recorded; and said boundary also includes a triangular strip or parcel of land with a base of 25 feet along line of Rutledge Property this day conveyed to me by the said Ennis Smith.

This mortgage secures part of the purchase price of said lot on which there is situate a six room dwelling.

For Waiver to this mortgage see mtg. Book 42. at Page 620.

Paid in full
Witness
Elizabeth Mauldin
Attest
J. Frank Mauldin
Satisfied and cancelled of record this 7th day of May 1940
A. P. DuBose
Witness
Elizabeth Mauldin
Witness