

MORTGAGE OF REAL ESTATE TO ALESTER G. FURMAN

THE STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Elizabeth J. Ashmore (hereinafter referred to as Mortgagor) SEND GREETING:

Elizabeth J. Ashmore

Whereas, the said Mortgagor has executed to Alester G. Furman

certain coupon note in writing, of even date with these Presents, in the sum of

Four Thousand (\$4,000.00)

payable to Alester G. Furman

or bearer, at his office in Greenville, South Carolina,

January 13, 1931

with interest thereon from January 13, at the rate of seven (7%) per cent. per annum, to be computed and paid semi-annually on the thirteenth days of July

and January in each year 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 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 said debt 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 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, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor, in hand well and truly paid by the said Alester G. Furman, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Alester G. Furman,

All that piece, parcel or lot of land situate on the west side of Grove Road, just outside the City of Greenville, County and State aforesaid, being a part of lot No. 1, Block 0 of the O.P. Mills property, as shown on plat recorded in Plat Book F, page 226, and having the following metes and bounds to-wit:-

Beginning at an iron pin on the West side of Grove Road, 80 feet from the south-west corner of said Road and a 60 foot unnamed Street, and running thence with Grove Road S. 18-37 W. 60 feet; thence N. 66-25 W. 173 feet; thence along unnamed street, N. 45-27 E. 58.1 feet; thence S. 69-50 E. 146.5 feet to beginning, being the same land conveyed to me by L. C. Ashmore, by deed dated September 9, 1924, and recorded in Volume 83, page 335.

For Value Received, The South Carolina National Bank of Charleston, the owner and holder of the mortgage executed by Elizabeth J. Ashmore to L. C. Ashmore, in the sum of \$2,500.00, dated December 17, 1926, and recorded in Volume 163, page 30, does hereby waive the priority of the lien of said mortgage in favor of the within mortgage so that the within mortgage shall constitute a first lien upon the premises herein described.

In the presence of: Wm E. Henderson Ernest Patton The South Carolina National Bank of Charleston By George Norwood Vice Pres.

State of South Carolina, County of Greenville,

Personally appeared before me Ernest Patton and made oath that he saw George Norwood as Vice-President of The South Carolina National Bank, a corporation deliver the foregoing waiver, and that he, with W. E. Henderson witnessed the execution thereof sworn to before me this

13 day of January, 1931. Ernest Patton

W. E. Henderson (L.S.) Notary Public for South Carolina.

Recorded: Feb. 11 1931 (F.M.), 1931.

Attest Pearl Dep

10000

UNTER... 31... 2314... E. J. Ashmore