

The State of South Carolina, }
County of Greenville }

TO WHOM ALL THESE PRESENTS MAY CONCERN:

I, S. L. McPee,

SEND GREETING:

Whereas, I the said S. L. McPee,
in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to Peoples State Bank of South Carolina
in the full and just sum of Thirteen Thousand (\$13,000.00) Dollars.
to be paid October 1, 1931.

with interest thereon from the date hereof at the rate of 8 per centum per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 S. L. McPee

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Peoples State Bank of South Carolina.

according to the terms of the said note, and also in consideration to the further sum of Three Dollars, to me the said S. L. McPee

in hand well and truly paid by the said Peoples State Bank of South Carolina at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by the Presents do grant, bargain, sell and release unto the said

Peoples State Bank of South Carolina.

All those certain pieced, parcels or lots of land situate in Ward Five in the City of Greenville, County and State aforesaid, on South Main Street, being Lots Nos. 16 and 17 on plat prepared by R. E. Dalton, Engineer, and recorded in Plat Book "E", at page 90 in the R. M. C. Office for Greenville County and being more particularly described as follows:-

Beginning at a point on the North side of South Main Street, 80 feet from the intersection of South Main and River Streets and running thence N. 10-38 W. 126.4 feet to stake on a 20 feet alley; thence along said alley, N. 79-30 E. 49.6 feet to a stake on said alley at the corner of the intersection of said alley with the driveway or walkway around an open court or park as represented on said plat; thence S. 10-38 E. 131.8 feet to stake on South Main Street; thence along line of South Main Street, S. 85-59 W. 50 feet to the beginning. Being the same lots conveyed to me by J. D. Bridges and W. L. Gassaway by deed dated March 31, 1919, and recorded in Deeds, Volume 45, at page 222.

Also all that piece, parcel or strip of land lying and being situate on South Main Street and in Ward five of the City of Greenville, State and County aforesaid, having the following metes and bounds, to-wit:-

Beginning at a stake on the Southwest corner of Lot No. 17, and running thence N. 85-59 E. 50 feet along line of Lots Nos. 17 and 16 to stake on joint corner of Lots Nos. 15 and 16; thence S. 10-38 E. 1.5 feet to a stake on proposed building line (Main revised street line); thence along said revised street line, S. 85-01 W. 50 feet to a stake on the Southwest corner of a lot conveyed by the City of Greenville to J. C. Haley; thence along line of last mentioned lot N. 10-38 W. 2.1 feet to the beginning corner. Being the same strip conveyed to me by J. D. Bridges and W. L. Gassaway by deed recorded in Deeds, Volume 45, at page 223.

The mortgagor covenants for himself, his heirs and assigns, that until the debt secured is paid, he will pay all taxes or assessments on the property hereby mortgaged as they become due, and upon the mortgagor's failure to pay the said taxes or assessments, the mortgagee shall have the right to pay same (and any sums so paid shall stand secured by this mortgage and bear interest from the date of payment at the rate of eight (8%) per cent. per annum) and reimburse itself for the same under the mortgage, and the mortgagee may likewise, in case of such default, declare the entire debt due and payable.

JUN 4 1936
Peoples State Bank of South Carolina
Dep't of A.C.
308 M.
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E-5678
E. J. ...
MASTER