MORTGAGE OF REAL ESTATE

The State of South Carolina,
County of Greenville

TO WHOM ALL THESE PRESENTS MAY CONCERN:

I, Monroe Irby SEND GREETING:

Whereas, I the said Monroe Irby

in and by My certain Promissory note in writing, of even date with these presents, am

well and truly indebted to Eugene Bryant and F. D. Kainey

in the full and just sum of Seven Hundred (700.00) Dollars

to be paid Fifteen (15.00) Dollars May 1, 1931 and Fifteen (15.00) Dollars on the first day of each and every Month thereafter, until paid in full, payment to be applied first to interest

with interest theron from date

at the rate of 8 per centum per annum, to be computed and paid Monthly

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 Monroe Irby

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Eugene Bryant and F. D. Kainey according to the terms of the said note, and also in consideration to the further sum of Three Dollars, to me, the said Monroe Irby

in hand well and truly paid by the said Eugene Bryant and F. D. Kainey 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 Eugene Bryant and F. D. Kainey:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid in Greenville Township, near the city of Greenville, having, according to a plat recorded in the R. M. C. office for Greenville County in Plat Book "F" at page 38, the following Metes and bounds, to-wit:

Beginning at a point in the line of lands now or formerly belonging to Mills Manufacturing Company, which point is 8 feet N. 44-30 W. from an old pin in the north side of an alley; and running thence N. 44-30 W. 85 feet to a pin; thence N. 39-39 E. 231 feet to a pin; thence S. 42-25 E. 75 feet to an old pin; thence S. 39 W. 231 feet to the point of beginning.

Default in the payment of any of the Monthly payments herein for a period of thirty (30) days shall give the Mortgagee the right and option to declare the entire sum immediately due and payable.

This Mortgage is given to secure a portion of the purchase price.

State of South Carolina, County of Greenville

For value received, we, the undersigned, the owner and holders of the within Mortgage and note which it secures, do hereby assign said Mortgage and note to American Building & Loan Association.

In Witness Whereof, we have hereunto set our hands and seals this 28th day of March, A. D. 1931.

In the presence of
H. W. Wilkins
Chas. E. Rahing

F. D. Kainey (L. S.)
Eugene Bryant (L. S.)

Assignment recorded Mar. 28, 1931 at 10:35 A. M.

American Building & Loan Association
By M. M. Powell Secretary
Witness Chas. E. Rahing

Sept 5th 33
Sept 3 Gresham