

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Louis Alex and Maud Alex of Greenville, S.C. SEND GREETING:

WHEREAS, we, the said Louis Alex and Maud Alex in and by our certain Promissory note in writing, of even date with these presents, are well and truly indebted to

J. P. James
in the full and just sum of Twelve hundred (\$1,200.00) Dollars, to be paid two years after date

with interest thereon, from date at the rate of four per cent. per annum to be computed and paid 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 on said debt besides all costs and expenses of collection, to be added to the amount due on the said note to be collectable 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 we, the said Louis Alex and Maud Alex for and in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said

J. P. James
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Louis Alex and Maud Alex

in hand well and truly paid by the said J. P. James

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 J. P. James

All that certain piece, parcel or lot of land in Ward 6 of the city of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit: Beginning at an iron pin on Thruston Street, on the corner of property owned by Furman University, and running thence along the line of said property, S. 17-110 E. 132.8 feet to an iron pin; thence N 65-45 W. 67.5 feet to an iron pin in the corner of property owned by J. P. James, thence N. 28-17 W. 125.8 feet to an iron pin on Thruston Street, said point being 114.4 feet from the intersection of Thruston and Nona Streets, and running thence along Thruston Street, N. 61-43 E. 92.6 feet to the beginning corner. This is the same property conveyed to us, the said Louis Alex and Maud Alex, by the said J. P. James, by deed dated March 4, 1931, and recorded in R. M. C. Office for said County in Vol. #114 at Page 465.

There is no other mortgage, nor lien of any kind on the said property, this being a first mortgage.