

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*A. B. Carpenter*

SEND GREETING:

WHEREAS, *A. B. Carpenter*, the said *F. G. Carpenter*,  
in and by *my* certain *promissory note* note... in writing, of  
even date with these presents, *am* well and truly indebted to

*The Beer Drug Company*, a corporation  
in the full and just sum of *Nine hundred and one and 51/100* dollars (\$901.51)  
Dollars, to be paid *as follows: \$250.00 on the 25th day of Feb., 1932, and*  
*\$35.00 on the 25th day of each and every month hereafter for 24*  
*months and \$26.51 on the 25th month from date hereof, until*  
*the full and just sum of \$901.51 is paid in full. In the event*  
*any one note is not paid at maturity, then all of said notes shall become*  
*immediately due and payable with interest thereon, from* date at the rate of *7* per cent. per annum to be  
computed and paid *as set forth in notes which this mortgage secures.*

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 the 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 *A. B. Carpenter* the said *F. G. Carpenter*  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *The Beer Drug*  
*Company* corporation

according to the terms of the said note... and also in consideration of the further sum of *Three Dollars*, to the said *A. B. Carpenter*  
*of* *Greenville* *S. C.* in hand well and truly paid by the said *The Beer Drug*  
*Company* corporation

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, bar-  
gain, sell and release unto the said *The Beer Drug Company*, a corporation,

All that lot of land on the East side of Brown Street,  
and north of North Street, in the city of Greenville, S. C.,  
being a portion of the lot conveyed to J. N. Morgan, and  
B. A. Morgan by L. C. Bolling, see R. M. C. deed book 000,  
at page 678, and being a portion of the same lot of land  
conveyed to A. B. Carpenter by J. N. Morgan and B. A. Morgan,  
see R. M. C. deed book 5, at page 161, and which is more  
fully described as follows: Beginning at an iron pin  
corner of lot formerly owned by W. G. Sirrine (which said Sirrine  
lot is the southern portion of the entire lot originally conveyed  
by said J. N. Morgan and B. A. Morgan to A. B. Carpenter), and  
running thence in an eastern direction along the line of the  
Sirrine lot 15-7 feet to an iron pin corner of lot of J. F.  
Hodges; thence with the Hodges line 37 feet, more or less, to  
an Alley (known as Oak Street); thence with said alley about  
161 feet to Brown Street; thence along Brown Street 37 feet,  
more or less, to the beginning corner. This lot is the northern  
portion of the referred to in deed book 5, at page 161. The  
southern portion having been conveyed to W. G. Sirrine by  
A. B. Carpenter, see deed book 10, at page 130. And this also  
being the same lot of land inherited by F. G. Carpenter from  
his father A. B. Carpenter, deceased, who died intestate, leaving  
said F. G. Carpenter, his son, his sole heir-at-law and  
distributee.