

MORTGAGE OF REAL ESTATE

38-98 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mrs. Maude Sims, of Greenville County, South Carolina

WHEREAS, *I*, the said *Mrs. Maude Sims*

SEND GREETING:

in and by *my* certain *promissory* note in writing, of even date with these presents *of* well and truly indebted to *Vance Edwards*

in the full and just sum of *One Hundred and Five and no/100 (\$105.00)* Dollars to be paid: *in* *(6)* months after date *of*

date satisfied in nos. 6th, 1937 Vance Edwards

with interest thereon from *date satisfied* at the rate of *seven* per cent. per annum, to be computed and paid *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, 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 *10%* of the *principal due*

to be added to the amount due on said note and 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 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 hereunto had, will more fully appear.

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 hereof to the said Mortgagee, 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 Mortgagee, 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 and release unto the said Mortgagee, and *his*

Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in *Greenville Township, Greenville* County, State aforesaid, near *Verner Springs*

and on the corner of Monaghan Avenue and Heyward Street, being known and designated as Lot no. *Fourteen (14)* and the adjoining one-half ($\frac{1}{2}$) of Lot no. *Fifteen (15)* as shown on plat of the property of Greenville Trust Company, which plat is of record in the A. M. C. Office for Greenville County, in Plat Book "A" at Page *177*. Said lot as a whole, having a frontage of seventy-five (75) feet on Heyward Street and one hundred (100) feet along Monaghan Avenue; said lot being that conveyed to Mrs. Maude Sims by Henry Poole by deed dated June 13, 1924, and recorded in the A. M. C. Office for Greenville County in Book of Deeds "82" at Page *581*.

I hereby expressly represent that this mortgage is the first lien upon the premises herein described.