

MORTGAGE OF REAL ESTATE

36122 PROVENCE-JARRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO WHOM ALL THESE PRESENTS MAY CONCERN:

I, Joel L. Dean, SEND GREETINGS:

Whereas, I the said Joel L. Dean,
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Sarah P. Dean,

in the full and just sum of Four thousand (\$4,000.00) Dollars
(\$ _____) Dollars, to be paid one year after date

with interest thereon from date at the rate of six 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 Joel L. Dean,
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Sarah P. Dean
according to the terms of the said note, and also in consideration to the further sum of Three Dollars, to me
the said Joel L. Dean
in hand well and truly paid by the said Sarah P. Dean

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by the Presents do grant, bargain, sell and release unto the said

Sarah P. Dean

All that certain piece, parcel or lot of land situate, lying and being in Ward 1 of the City of Greenville, on the South side of James Street, having the following metes and bounds:

Beginning at an iron pin on the South side of James Street and running thence S. 21-35 E. 161 feet to an iron pin; thence N. 77-25 E. 61 feet to an iron pin; thence N. 21-35 W. 161 feet to an iron pin on the South side of James Street; thence along the line of James Street S. 77-25 W. 61 feet to the beginning corner.

Being the same lot of land conveyed to me by Sarah P. Dean as shown by deed dated June 1, 1936, not yet recorded.

In accepting this mortgage, Sarah P. Dean agrees that if there is any balance due upon the principal of said debt at the time of her death, the same shall be cancelled, marked paid, and this mortgage satisfied in full without further payment by the mortgagor.

The Executors of Sarah P. Dean are authorized and directed to satisfy this mortgage on the records in the office of the Register of Mesne Conveyance for Greenville County.

This mortgage is a junior mortgage to one in favor of Peoples National Bank in the sum of \$1,500.00, said mortgage being recorded in the office of the Register of mesne Conveyance for Greenville County in Mortgage Book 258, page 139.