

MORTGAGE OF REAL ESTATE

36122 PROVENCE-FARRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO WHOM ALL THESE PRESENTS MAY CONCERN:

We, J.C. Keys, Jr. and Mattie Anthony Keys, as Executors and Trustees under the will of James Crawford Keys, deceased,

SEND GREETINGS:

Whereas, we the said J.C. Keys, Jr. and Mattie Anthony Keys as Executors and Trustees under the will of James Crawford Keys, deceased.

in and by our certain promissory note in writing, of even date with these presents, are

well and truly indebted to Shenandoah Life Insurance Co. Inc.,

in the full and just sum of Seventy five hundred (\$7,500.00) Dollars

Five hundred (\$500.00) Dollars on the 1st day of August, 1945, and Five Hundred (\$500.00) Dollars on the 1st day of August of each succeeding year thereafter up to and including the 1st day of August, 1946 and the balance remaining due on the 1st day of August, 1946

with interest thereon from date at the rate of five 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 we the said J.C. Keys, Jr. and Mattie Anthony Keys, as Executors and Trustees under the Will of James Crawford Keys, deceased,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Shenandoah Life Insurance Co. Inc.,

according to the terms of the said note, and also in consideration to the further sum of Three Dollars, to us the said J. C. Keys, Jr. and Mattie Anthony Keys as Executors and Trustees under the Will of James Crawford Keys, deceased. in hand well and truly paid by the said Shenandoah Life Insurance Co. Inc.

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

Shenandoah Life Insurance Co. Inc.,

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville in the City of Greenville, on the South side of James Street, being known and designated as property of J. C. Keys, Greenville, South Carolina, according to a plat thereof made by Dalton & Neves, July, 1927, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 83, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the South side of James Street 151.7 feet West of the intersection of James Street with Rutherford Street; and running thence along line of property now or formerly belonging to B. F. Rush S. 1-48 E. 129.8 feet to an iron pin; thence N. 85-0 E. 5 feet to an iron pin; thence S. 1-48 E. 46.4 feet to an iron pin; thence S. 85-48 W. 62 feet to an iron pin; thence S. 4-24 E. 67.6 feet to a stake; thence S. 85-48 W. 32 feet to an iron pin in line of property now or formerly belonging to H. T. Roe; thence along line of said Poe property N. 19-10 W. 250 feet to an iron pin on the South side of James Street; thence along the South side of James Street N. 85-0 E. 161 feet to the point of beginning, being the same lot of land conveyed to J. C. Keys by C. W. Estes and John H. Davis, by deed dated July 29th, and recorded in the R.M.C. Office for Greenville County in Deed Book 113 at page 241; and being further designated as Lots Nos. 1, 2 and a part of 5 as shown on a plat of property of G. F. Norris & R.F. Watson, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 291, excepting a small portion off the Eastern side of Lot No. 2, measuring 5 feet on James Street, and having a depth of 129 feet 8 inches previously conveyed to B. F. Rush.

This mortgage is made pursuant to the authority contained in the Will of the late J. C. Keys, deceased, which will is on file in the office of the Judge of Probate of Greenville County in Apartment 335, File 28, reference to which is hereby craved.

The privilege is hereby given the borrowers to pay the whole or any part of the principal sum on any interest payment date.

The debt secured by this mortgage has been satisfied and the mortgage cancelled. J.P. Vice - Vice -

RECORDED AND CANCELLED
12/12/45
DAY OF
GREENVILLE COUNTY, S.C.

8411