

MORTGAGE OF REAL ESTATE—G.R.E.M. 5

27275 PROVINCE-LANARK CO.—GREENVILLE

STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. M. Bauskett, am

_____ am well and truly indebted to
Bessie Norris Tilman, Virginia Norris and Bug Norris and R. G. Tilman

in the full and just sum of Ninety Five Hundred (\$9500.00)

Dollars, in and by my certain promissory note in writing, of even date herewith due and payable ~~XXXX~~ ~~XXXX~~

as follows: \$1000.00 one year from date, \$1000.00 two years after date, and the balance three years after date.

Handwritten notes:
- "this mortgage and the note which it secures are paid in full this 16th day of December 1941."
- "Satisfied day of Dec 16 1941"
- "Bessie Virginia Bug R. G. Norris Tilman"
- "Witnesses: J. H. Harrison, A. J. Base"

ATTESTED AND CANCELLED BY
REC'D 18th DAY OF Dec
A. M. C. FOR GREENVILLE COUNTY, S. C.
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18183

_____ with interest from
_____ date _____ at the rate of 5 1/2 per centum per annum until paid; interest to be computed and paid semi-
annually, and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent. of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW KNOW ALL MEN, That I, the said C. M. Bauskett

_____ in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 Bessie Norris Tilman, Virginia Norris and Bug Norris and R. G. Tilman

all that tract or lot of land in Greenville Township, Greenville County, State of South Carolina.

and situate on the west side of Spring Street in the City of Greenville, and designated as part of lot No. 7, on plat of Jennings property of record in Plat Book "C", at page 59, R.M.C. Records for Greenville County, and having the following metes and bounds, to wit:

BEGINNING at the point of intersection of the southern line of a ten foot alley with the western line of South Spring Street which said point of intersection is distant southwardly 110 feet from the southwestern intersection of East Washington Street and South Spring Street; thence from said beginning point along the said western line of South Spring Street, S. 22-42 W. 90 feet to a point; thence from said point N. 69-39 W. 55.7 feet to a point on the western face of the brick wall between the property hereby conveyed and the property adjoining the same on the west; thence from said point along said face of said wall, N. 21-55 E. 90 feet to a point on the south line of said 10 foot alley; thence along said southern line of said 10 foot alley, S. 69-39 E. 57 feet to the point of beginning, and being a part of the same property conveyed to Thomas P. Reynolds, S. A. Neale and Richard C. Walden, 111, by E. Inman, Master, by deed dated September 2, 1933 and recorded on September 6, 1933 in Book "173" at page 13 in the R. M. C. Office for Greenville County, South Carolina; also being the same property conveyed to me by Roy Taylor by deed dated June 12, 1937, to be recorded. On the above described lot there is situated a three story brick building and this mortgage constitutes a first lien on said property.

This property is subject to an easement of right of way through, over, along and upon a portion of the above described premises as described in a deed from Thomas P. Reynolds, et al, to Liberty Investment Company, its successors and assigns, recorded in Deed Book 170, at page 277, which easement of right of way covers 19.7 feet on the first floor of said building and running along the alley above mentioned. The property is also subject to the rights of the Liberty Investment Company, its successors and assigns to use and enjoy a portion of the brick wall on the west of said building as set forth in said deed, and it is also subject to agreements as to the outside walls of said building recorded in Deed Book 37, at Page 587, and Deed Book 101, at Page 381.

It is agreed that failure of the mortgagor to pay taxes, assessments and insurance premium on said property as and when the same shall become due and payable, shall, at the option of the holder or holders of this mortgage, render the same immediately due and payable.

Reference is made to the above mentioned deeds and agreements for more accurate and complete descriptions and more detailed statements of provisions as to easements.