

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

37272 PROVISION—JANARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Thomas W. Parks, Emma May Parks and Grace Picklesimer SEND GREETINGS:

Whereas, We the said Parties above named
in and by our certain promissory note in writing, of even date with these presents, are
well and truly indebted to V. M. Babb, as trustee of the estate of R. M. Babb

in the full and just sum of Sixty One Hundred Fifty and no/100

(\$) Dollars, to be paid
at the rate of not less than Two Hundred and No/100 (\$200.00) Dollars every six (6) months
from date until the whole amount of the principal thereof is fully paid, the whole amount thereof
to be paid five (5) years from date.

with interest thereon from Date at the rate of 6 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 mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that we the said Parties above named

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment
thereof to the said V. M. Babb, as trustee of the estate of R. M. Babb

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us

the said parties above named

in hand well and truly paid by the said V. M. Babb, as trustee of the estate of R. M. Babb

at and before signing 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

V. M. Babb, as trustee of the estate of R. M. Babb, his successors and assigns forever:

All those pieces, parcels or lots of land lying and being situate in the City of Greenville, County and State aforesaid; on Townes Street, Stone Avenue and Mitchell Street.

Lot No. 72 of section H of a plat of Stone Land Company bearing date June 4, 1909, recorded in R. M. C. Office in Plat Book A, Page 337, being described as follows: BEGINNING at an iron pin on the east side of an unnamed street at a point 175 feet from Stone Avenue; running thence with the rear lines of lots 62, 63, and 64 S. 71-50 E. 192 feet to an iron pin; thence S. 20-19 W. 55 feet to an iron pin; thence N. 71-50 W. 192 feet to an iron pin on the unnamed Street; thence with the unnamed street N. 20-19 E. 55 feet to the beginning corner. See Deed Book 78, Page 470.

Also on the southwest corner of Stone Avenue and an unnamed street which is the first street east of Bennett Street, having the following boundaries; BEGINNING at an iron pin at said corner and running thence with the unnamed street S. 20.19 W. 175 feet to an iron pin; thence N. 71.50 W. 60 feet to Thomas Parks line; thence with Parks line N. 20.19 E. 175 feet to an iron pin on Stone Avenue; thence with Stone Avenue S. 71.50 E. 60 feet to the beginning corner; known as Lot No. 50 of Section H on plat of Stone Land Company, recorded in Office of the Register of Mesne Conveyance in Plat Book A, Page 337. See Deed Book 78, P. 433. X

Also lying on West side of Townes Street having a front thereon of Fifty (50) feet, beginning at a point on said Townes Street One Hundred (100) feet from the corner of College Street; thence with Townes Street Fifty (50) ft; to a lot of Goodlett; thence along Goodlett's line One Hundred & Fifty (150) feet, more or less, to Alley; thence along Alley Fifty (50) feet to stake thence in a line parallel to Goodlett's line to beginning corner. X

Also beginning at iron pin 240' from corner of unnamed street point of beginning 1169'2" from E. side of Rowley Street and running thence with Stone Avenue S. 70-50' E. 60 ft. to stake; thence S. 20-19' W. 175' to a stake; thence N. 71-50' W. 60 ft. to a stake; thence N. 20-19' E. 175 to beginning corner. Said lot being bound by lots 49 and 50 and in the rear by 52 as shown by Plat Book A, Page 337, R. M. C. Office for Greenville County. See Deed Book XXX, P. 23.

The Townes Street lot hereinabove described, being the identical lot conveyed by H. S. Rives, et al to Grace Picklesimer, deed to be recorded.

The lots described as being located on Stone Avenue and Mitchell Streets being the property of Emma May Parks and Thomas W. Parks and there being situate thereon three dwellings to-wit: dwelling on lot #72 and two dwellings on lots 50 and on lot bounded by lots 50, 49 and 52 as is shown by Plat Book "A", Page 337, R. M. C. Office for Greenville County.

This being a first lien on said lots. There being no other liens or encumbrances on the same.

It is understood and agreed that the mortgage does not object to lease of lot on Stone Avenue of frontage on Stone Avenue of 120 feet and depth of 70 feet on Mitchell Street to oil Co. but mortgagee does not waive any of his rights under the mortgage, however, mortgagee will agree to release this lot of the above dimensions for the purpose of erecting a filling station there on if the same is leased to a reputable oil company at a reasonable rental rate and provided further that mortgagors, Thom. W. Parks and Emma May Parks execute irrevocable assignment of said lease and rents as additional security to this mortgage and the note which it secures to the mortgagee.

This being purchase money mortgage on the lot on Townes Street.

*Lien Released Under
Mortgage 16 day of
See Judgment No.
42, 8990 E. J. [Signature]
MASTER*

*Witness
James M. [Signature]
R. M. Babb
11:12 A.M.*

For Release to this city see Deed Book 201 Page 178 lease to Oure Oil Co.