

MORTGAGE OF REAL ESTATE—G.R.E.M. 4

37274 PROVINCIAL-JARVIS CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. F. Holliday, of Greenville County South Carolina,

SEND GREETING:

WHEREAS, I, the said J. F. Holliday  
in and by my certain promissory note in writing, of  
even date with these presents, am well and truly indebted to

Ellis Kelley in full  
in the full and just sum of Six Hundred Dollars 1944  
Dollars, to be paid one year from date 1-11-44

with interest thereon, from Feb. 8, 1938 at the rate of Six per cent. per annum to be  
computed and paid annually

until paid in full; all interest not paid when due to bear interest at the 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 the mortgage; said note further providing for an attorney's fee of

ten per cent besides all costs and expenses of collection, to be  
added to the amount due on the said note, 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 an 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 thereunto had, will more fully appear

NOW, KNOW ALL MEN, That I, the said J. F. Holliday  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Ellis Kelley  
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said  
J. F. Holliday

in hand well and truly paid by the said  
Ellis Kelley  
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, sell and release unto the said Ellis Kelley

All that certain piece, parcel or tract of land, situate in Dunklin Township, State and County above named containing Forty & eight-tenths (40-8/9) Acres, more or less being the greater of the two tracts of land conveyed to me by A. M. Holliday, et al, Deed dated Jan. 10, A. D. 1938 said deed to be recorded. Further described as follows: Beginning on corner of Holly Springs (col) church lot thence S. 64 1/2 W. 23.37 to iron pin, x, thence N 8-3/4 W. 22.88 to iron pin x, thence N 1/4 W. 4.56 to iron pin x, thence N. 47-3/4 W. 2.96 to iron pin x, thence N. 46-5/8 E. 4.01 to iron pin x, thence S. 50 1/2 E. 27.96 to iron pin x, thence N. 62-3/4 E. 0.58 to iron pin x, thence S. 21 1/2 E. to 4.64 to beginning corner.

The mortgagor does hereby covenant and agree to procure and maintain insurance in an amount (not less than x dollars against all loss or damage by fire, in some insurance company acceptable (to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and (to assign such insurance to the mortgagee as additional security, and in default thereof said (mortgagee may procure and maintain such insurance and add the expense thereof to the face of the (mortgage debt as a part of the principal and the same shall bear interest at the same rate and in (the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended (to include and secure the same. In case said mortgagor shall fail to procure and maintain (either (or both) such insurance as aforesaid, the whole debt secured hereby shall, at the option of the (mortgagee, become immediately due and payable, and this without regard to whether or not said (mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments (that may be levied or assessed against said real estate, and also all judgments or other charges, (liens or encumbrances that may be recovered against the same or that may become a lien thereon, (and in default thereof said mortgagee shall have the same rights and options as above provided in (case of insurance.

See other side for position of paragraphs.