

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

40825 PROVENCE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Eva McDonald Timmons

SEND GREETINGS:

Whereas, I the said Eva McDonald Timmons
in and by my certain promissory note in writing, of even date with these presents, am

well and truly indebted to The First National Bank of Greenville, Agent for Furman University (The Eugene F. Bates Memorial Fund)

in the full and just sum of THIRTEEN THOUSAND AND NO/100

(\$13,000.00) Dollars, to be paid five years after date

with interest thereon from date at the rate of 5 1/2 per centum per annum, to be computed and paid quarterly

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 thereof, 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 Eva McDonald Timmons

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville, Agent for Furman University (The Eugene F. Bates Memorial Fund)

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said Eva McDonald Timmons

in hand well and truly paid by the said The First National Bank of Greenville, Agent for Furman University (The Eugene F. Bates Memorial Fund)

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

The First National Bank of Greenville, Agent for Furman University (The Eugene F. Bates Memorial Fund):

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the northwest corner of East McBee Avenue and Church Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwest corner of the intersection of East McBee Avenue and Church Street, and running thence with East McBee Avenue N. 70-30 W. 65 feet to an iron pin; thence N. 19-30 E. 75 feet to an iron pin; thence S. 70-30 E. 65 feet to an iron pin on the west side of Church Street; thence with the west side of Church Street S. 19-30 W. 75 feet to the beginning.

Together with the right, title and interest of the mortgagor in and to a strip 10 feet wide along the eastern side of said lot now being used as a part of Church Street which was condemned by the City of Greenville for use as street purposes.

This is the same property that was conveyed to the mortgagor herein by deed of William R. Timmons dated June 30, 1930, and recorded in the R. M. C. office for Greenville County in Deeds Volume 133, page 466.

ALSO all that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the west side of Rutherford Street, in the City of Greenville Soutny of Greenville, State of South Carolina, more particularly described as follows:

BEGINNING at an iron pin on the west side of Rutherford Street 60.5 feet north from the northwest corner of the intersection of Echols and Rutherford Streets, and running thence with the west side of Rutherford Street N. 1-30 E. 63.3 feet to an iron pin, corner of lot now or formerly of Alice Coleman; thence with Coleman line S. 69-30 W. 128 feet to an iron pin at corner of property now or formerly of McDaniel; thence S. 8-45 E. 63.3 feet, more or less, to an iron pin; thence N. 68-00 E. 116.5 feet to an iron pin; on the west side of Rutherford Street, the beginning corner.

TOGETHER with all the right, title and interest of the mortgagor in and to an 8 foot alley and the use thereof, running from the north side of Echols Street to the rear of the above described lot.

This is the identical property conveyed to the mortgagor hereby by deed of O. P. Earle, Conservator of Mechanics Building and Loan Association, dated May 5th, 1939, recorded in the R. M. C. office for Greenville County in Deeds Volume 210, page 252.

ALSO all my undivided one-half interest in and to that lot of land on the south side of Pendleton Street, in the City of Greenville, County of Greenville, State of South Carolina, more particularly described as follows:

BEGINNING at an iron pin on the south side of Pendleton Street at corner of property of Southern Railway Company, and running thence with the line of Southern Railway property S. 19-52 E. 100 feet to an iron pin on the north side of a 10 foot alley; thence with the north side of said alley N. 70-40 E. 119.5 feet to an iron pin at corner of property now or formerly of Rosa K. Ashmore; thence with said Ashmore property Line N. 57-25 W. 127.1 feet, more or less, to an iron pin on the south side of Pendleton Street; thence with the south side of Pendleton Street S.

Handwritten notes and stamps:
- "Paid and verified in 1944"
- "Agent for Furman University (The Eugene F. Bates Memorial Fund)"
- "W. R. Hammett"
- "R. P. Cooky Street Officer"
- "RECORDED AND INDEXED"
- "RECORD 1"
- "MAY 15 1944"
- "F. M. C. OFFICE FOR GREENVILLE COUNTY, S. C." (stamp)