

MORTGAGE OF REAL ESTATE—G.R.E.M. 5

40926 PROVINCE-JARBARD CO.—GREENVILLE

STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, A. E. Sparks

am well and truly indebted to

Bessie Norris Tilman

in the full and just sum of Three Thousand (\$3000.00)

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

In installments of One Hundred (\$100.00) Dollars at the end of each Ninety (90) days hereafter for a period of two years and nine months, and the balance remaining unpaid to be due and payable three (3) years after date, with privilege of anticipation one year after date or at any interest period thereafter on thirty days notice.

This mortgage and the note which it secures are paid and satisfied in full on the 11th day of July 1942 Bessie Norris Tilman

with interest from date at the rate of six per centum per annum until paid; interest to be computed and paid quarterly ~~monthly~~, 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 A. E. Sparks

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

all that tract or lot of land in Greenville Township, Greenville County, State of South Carolina Ward 5 of the City of Greenville at the corner of Memminger Street and Hamilton Avenue, and having the following courses and distances, to wit:

BEGINNING at north west intersection of Memminger Street and Hamilton Avenue and running thence along Memminger Street W. 16-15 E. sixty (60') feet to point corner lots Nos. 10 and 11; thence N. 73-45 W. one hundred and fifty-one (151') feet to a fifteen (15') foot alley; thence S. 16-15 W. sixty (60') feet to point on Hamilton Avenue; thence along Hamilton Avenue S. 73-45 E. one hundred and fifty-one (151') feet to the beginning; and designated as lot No. 11 on Plat of H. T. Mills property and recorded in R. M. C. Office for Greenville County in Plat Book "C" page 223. This being the same property conveyed to me by River Falls Realty Company by deed recorded in R. M. C. Office for Greenville County in Book 209, at page 269.

If the mortgagor shall fail to pay all taxes, assessments and insurance premiums when same shall become due, this mortgage and the note which it secures shall, at the option of the holder thereof, become immediately due and payable.

On the above described lot there is situate a new brick store building and this mortgage constitutes a first lien on this property, there being no other liens or encumbrances thereon by way of mortgage, judgment or otherwise.

Upon the payment of the sum of One Thousand (\$1000.00) on the principal amount of this mortgage one year after date or at any interest period thereafter, the mortgagee agrees to release a part of said lot beginning at said alley, fronting 65 feet on Hamilton Avenue and running back a depth of 60 feet.

*July 11th 1942
Ollie Jarman #2613*