

THE STATE OF SOUTH CAROLINA,  
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mrs. Owreathie Bell, of the County of Greenville, in the State aforesaid,

SEND GREETING:

WHEREAS, I, the said Owreathie Bell, in and by my certain note in writing, of even date with these presents, am well and truly indebted to

W. J. Maness by reason of his endorsement on a note this day given by me to The South Carolina National Bank, of Anderson, S. C., Seven hundred and fifty (\$750.00) dollars, said note Dollars, to be paid sixty days after date, including any renewals thereof,

*Satisfied in full by W. J. Maness this 11th day of April 1944*

with interest thereon, from maturity at the rate of 5 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 this 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 Owreathie Bell,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said W. J. Maness and to secure him as endorser of said note

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to Owreathie Bell, in hand well and truly paid by the said

*In presence of J. L. Shepherd, Anderson*

*EXPIRES & IS CANCELLED BY DEED DATED 20 APRIL 1946*  
*Allie Jackson*  
*9-13*  
*# 4167*

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

W. J. Maness, his heirs and assigns, forever: All that certain parcel or lot of land, with improvements thereon, situate in Greenville Township, in the County of Greenville, State of South Carolina, lying north of the City of Greenville, in a locality known as Bruton Town, having the following metes and bounds to wit:

Beginning at a cast iron monument at the rear southwest corner and running N 43-45 E one hundred and thirty-six (136) feet to Jackson Avenue at an iron pin corner, thence along the south side of Jackson Avenue S 36-50 E seventy-five (75) feet to an iron pin corner, thence along the said street S 44 E fifteen (15) feet to an iron pin corner (total Ninety (90) feet on Jackson Avenue), thence S 38-20 W ninety-nine and five-tenths (99.5) feet to an iron pin corner, thence S 59-20 W one hundred (100) feet to the beginning corner; said lot of land being the same conveyed to me by Hudson Jackson by deed dated January 27, 1937, and of record in the office of the Register of Mesne Conveyance of Greenville County, South Carolina, in Deed Book 191, at page 382.

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 two paragraphs)