

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

43307 PROVINCE—HARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dr. L. B. Sims

SEND GREETINGS:

Whereas, I the said Dr. L. B. Sims
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Mary T. Stewart

in the full and just sum of Sixty-six Hundred and fifty
(\$ 6650.00) Dollars, to be paid on or before five years from date, with
the privilege of anticipating the payment of the whole or any part thereof on any interest
bearing date

with interest thereon from May 1, 1940 at the rate of 5 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 sum 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 I Dr. L. B. Sims
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment
thereof to the said Mary T. Stewart
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said Dr. L. B. Sims
in hand well and truly paid by the said Mary T. Stewart

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

Mary T. Stewart

All that certain piece, parcel and tract of land, lying and being situate on Buncombe St.,
in the City of Greenville, and beginning at a point on Buncombe St. at the Poe property at a
point 143' 11" from Whitner St.; thence along the Poe property S. 35 W. 71' 2" to an iron pin;
thence continuing along said Poe property S. 25-45 W. 74' 6" to corner; thence S. 32-25 E. 63'
to a fence post on other property belonging to R. H. Stewart; thence along R. H. Stewart property
N. 31-57 E. 143' 6" to Buncombe St.; thence along said Buncombe St. N. 32-50 W. 66' 9" to the
beginning corner. Being the same property this day conveyed to me by the mortgagee herein, said
deed not yet having been recorded.

This is a purchase money mortgage.

Less however and excepting from the above described lot the portion thereof heretofore conveyed
by Mary T. Stewart to the City of Greenville for street purposes by deed recorded in the R. M.
C. Office for Greenville County in Deed Book 136 at page 150.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, the undersigned hereby assign, transfer and set over to
Mary Rob S. Kagin the within mortgage and the note secured thereby.

WITNESS our hands and seals this 20th day of January, 1945.

WITNESS:
J. A. Henry
E. E. Wells

Martha Stewart Scott
J. Ford Thackston
Executor and Executrix of Estate of
Mary T. Stewart.

Recorded January 23rd, 1945 at 3:35 P. M. #917.