

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. J. Monroe, of Greenville County, State of South Carolina

SEND GREETING:

WHEREAS, I, the said W. J. Monroe

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Citizens Lumber Company, a corporation, of Greenville South Carolina

in the full and just sum of Six Hundred, Twenty-five & No/100 Dollars Dollars to be paid: as stated in said note

Handwritten: Paid Jan 5, 1945 Citizens Lumber Co. J. A. Price

with interest thereon from September 1, 1940 at the rate of six (6%) annually monthly as stated in said note

per cent. per annum, to be computed and paid 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, 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 (10%) per cent. of the amount due

besides all costs and expenses of collection, to be added to the amount due on said note and 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 the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and its successors and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

on Montgomery Street, or Avenue, just outside the city limits of the of Greenville, near the Buncombe Road, fronting 53 1/2 feet, more or less, on said Montgomery Street, or Avenue, and having a depth of 100 feet, more or less, to a fence at the rear, being the same property conveyed to W. J. Monroe by John B. Marshall by deed dated September 23, 1922, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 87 at page 11.

Handwritten: Ollie J. Marshall
RECORDED AND INDEXED BY OLLIE J. MARSHALL
AT 10:28 OCTOBER 1940
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