

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Julia McDaniel Cooper, of the City of Greenville, County of Greenville,
State of South Carolina, SEND GREETING:

WHEREAS, I, the said Julia McDaniel Cooper

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, S.C.

in the full and just sum of Twenty-five Hundred & no/100 (\$2500.00) Dollars, ~~xxxxxx~~
to be paid: as stated in said note,

with interest thereon from September 15, 1940 at the rate of six (6%)
annually
per cent. per annum, to be computed and paid monthly, as stated in said note

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 ~~xxxx~~ 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 the North side of East McBee Avenue, in the City of Greenville, being a portion of Lot No. 5, as shown on unrecorded plat of Lester Estate, made by H. P. Johnson, December 3, 1884, and described as follows:

Beginning at a stake on the North side of East McBee Avenue, 9 feet East from the corner of Lot No. 4 now or formerly owned by George Parker, and running thence with the Northern side of East McBee Avenue, S. 72 E. 35 feet to a stake; thence N. 17-30 E. 100 feet to a stake; thence N. 71 W. 36 feet to a stake; thence S. 17-30 W. 100 feet to the beginning corner; being the same property conveyed to Julia McDaniel Cooper by Eliza McDaniel by deed dated July 9, 1940, and recorded herewith.