

MORTGAGE OF REAL ESTATE—G.R.E.M. 9c.

42701 PROVISION—RECORDED—GREENVILLE

STATE OF SOUTH CAROLINA,
County of Greenville

I, Clara L. Griffin

WHEREAS, I the said Clara L. Griffin

in and by my certain promissory note in writing, of even date with these presents, as well and truly indebted to JEPSON MILLS, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifteen Hundred and no/100 (\$1,500.00) DOLLARS, to be paid at office of Alester G. Furman Company in Greenville, S. C. together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in installments as follows:

Beginning on the 1st day of September, 1940, and on the 1st day of each Month of each year thereafter the sum of \$ 15.00, to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of July, 1945 and the balance of said principal and interest to be due and payable on the 1st day of August, 1945; the aforesaid monthly payments of \$ 15.00 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 1,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its 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 mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I Clara L. Griffin, the said Clara L. Griffin in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said JEPSON MILLS according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said

Clara L. Griffin Clarence E. Smith, as Guardian for Betty Flatau Smith and Sara Janet Smith in hand well and truly paid by the said JEPSON MILLS, 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 JEPSON MILLS Clarence E. Smith, as Guardian for Betty Flatau Smith and Sara Janet Smith

Smith:-

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, in the City of Greenville, on the Eastern side of Whitehall Street, being a portion of lots known and designated as Lots Nos. 11 and 12, Section "A" of the plat of the Stone Land Company, which plat is recorded in plat Book "A" at pages 337-345 and having, according to a recent survey thereof made by C. M. Furman, Jr., June 7, 1929, the following metes and bounds, to-wit:

Beginning at an iron pin on the Eastern side of Whitehall Street, 150 feet from the North Eastern intersection of Randall and Whitehall Streets and running thence S. 85° 39' E. 140 feet to an iron pin; thence N. 1° 41' E. 50 feet to an iron pin; thence N. 85° 39' W. 140 feet to an iron pin in the line of Whitehall Street; thence along the Eastern side of Whitehall Street, S. 1° 41' W. 50 feet to the point of beginning, and being the same lot of land conveyed to me by H. B. Springs by deed dated February 4th, 1926 and recorded in the R.M.C. Office for Greenville County in Deeds Vol. 108 at page 112.

SATISFIED AND CANCELLED BY
RECORD 5 DAY OF July
Allie Johnson
A. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:53 O'CLOCK
7765

Paid and Satisfied
in full, of June, 1945.
Clarence E. Smith, as Guardian for Betty Flatau Smith and Sara Janet Smith