

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COBURN CO., CHARLESTON, S. C. 14500-9-12-40

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Charles E. Saad of the City of Greenville, S. C., SEND GREETING:

WHEREAS, I, the said Charles E. Saad am well and truly indebted to B. B. West in the full and just sum of Fifteen Hundred (\$1500.00) dollars evidenced by my certain promissory note of even date herewith due and payable in thirty (30) monthly instalments of fifty (\$50.00) dollars each beginning on the first day of March after date and payable thereafter on the first day of each and every month until payment of said note in full also providing that if at any time any portion of the principal or interest of said note shall be past due the whole amount evidenced by said note shall at the option of the holder become immediately due and payable, also providing for the payment of an attorney's fee of ten per cent. in case of suit or collection by attorney reference being thereto had, will more fully appear.

NOW KNOW ALL MEN, That I the said Charles E. Saad in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said B. B. West according to the terms of the said note and also in consideration of the further sum of Three Dollars to me the said Charles E. Saad in hand well and truly paid by the said B. B. West at and before the sealing and delivery 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 B. B. West,

All that vacant lot or parcel of land lying and being on the East side of Augusta Street in Ward Six of the City of Greenville, County and State aforesaid, known and designated as Lot No. 5 on plat of the W. A. Bates and George Brownlee lots, made by Will A. Neaves, Engineer, February 26, 1913, said lot being more particularly described as follows: Beginning at an iron pin, corner of Lot No. 4 as shown on said plat and running thence with Augusta Street N. 15 W. 23.5 feet to an iron pin corner of lot of W. G. Sistine; thence with his line N. 78 E. 70 feet, 8 inches to an iron pin; thence S. 4 W. 32 feet to iron pin; thence S. 78 E. 9 feet 2 inches to iron pin on eight foot alley; thence with said alley S. 0.45 E. 19.2 feet to corner of Lot No. 4; thence with line of Lot No. 4 S. 78.15 E. 80 feet to the beginning corner. This being the same property conveyed to me by deed of B. B. West of even date to be recorded herewith and this being a purchase money mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said B. B. West, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said B. B. West, his Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said _____ agree to insure the house and buildings on said lot in the sum of not less than _____ Dollars and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said _____ and that in the event the mortgagor shall at any time fail to do so, then the said _____ may cause the same to be insured in _____ name and reimburse _____ for the premium and expense of such insurance under this mortgage.

And the said mortgagor agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said note and this mortgage together with all costs and expenses which the said mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I, the said Charles E. Saad do and shall well and truly pay, or cause to be paid, unto the said B. B. West the said debt or sum or money, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and this mortgage then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

WITNESS my hand and seal this 28th day of January, in the year of our Lord One Thousand Nine Hundred and Forty-one and in the One Hundred and Sixty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered

in the Presence of:

E. C. Taylor

Chas. E. Saad (Seal)

Ben Hill Brown, Jr.