

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE,)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. H. Waldrop, of Greenville County, S. C., SEND GREETING:

WHEREAS, I, the said R. H. Waldrop, am well and truly indebted to J. C. Pridmore, in the full and just sum of One Thousand Fifty (\$1,050.00) and no/100 Dollars, as evidenced by my promissory note of even date herewith to be due and payable at the rate of Seventeen dollars and fifty cents per month until paid in full. It being expressly understood that Five per cent interest is to be charged on the entire amount of this note which is to be payable monthly and the balance is to be applied to the principal of said note. Also said note is to provide for ten per cent Attorneys fee in case of suit or collection by an attorney as by reference being thereto had, will more fully appear.

NOW KNOW ALL MEN, That I the said R. H. Waldrop, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. C. Pridmore, according to the terms of the said note and also in consideration of the further sum of Three Dollars to me, the said R. H. Waldrop, in hand well and truly paid by the said J. C. Pridmore 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 J. C. Pridmore,

All that lot or parcel of land triangular shaped lot of land situated near the City of Greenville, in the County and State aforesaid, on the west side of the right-of-way of the Piedmont & Northern Railway Company, more particularly described as follows:

BEGINNING at a stake on the West side of the right of way of the said Railway Company, being 57.5 feet from the center line of the present tract of said Railway Company, and being 1059 feet, measuring along the west line of the right-of-way of the said Railway Company, from an iron pin in the old Pickens or Cox Bridge road, and running thence N. 15 W. 500 feet to a stone; thence N. 40 E. 260.3 feet to a stake on the west line of the right of way of the Piedmont and Northern Railway Company; thence with the west line of the said right-of-way S. 5-25 W. to the beginning corner. Being the same property conveyed to J. C. Pridmore by the Woodside Cotton Mills Company, by deed dated February 11th, 1941 recorded in deed book L, at page 359 R. M. C. Office for Greenville County, S. C., to which deed and the record thereof is hereby made for a more and complete description of said land. Also this being one of the tracts of land or lots conveyed to me by J. C. Pridmore by deed of even date herewith to be recorded.

Also, all that lot or parcel of land known as lot No. One in Block "J" as per plat of Woodville Heights made by W. J. Riddle, December, 1940 and recorded in plat book #L at pages 14 and 15, R. M. C. Office for Greenville County, S. C. and being the same property conveyed to J. C. Pridmore by H. H. Willis, by deed dated January 17th, 1941 by deed duly recorded in the R. M. C. office for Greenville County, S. C. Also being the same lot conveyed to me by J. C. Pridmore by deed of even date herewith to be recorded to which deed and the records thereof is hereby made for a more and definite description of said lot.

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 J. C. Pridmore, his Heirs and Assigns forever.

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

And the said R. H. Waldrop does agree to insure the house and buildings on said lot in the sum of not less than \$1,100.00 Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said J. C. Pridmore, and that in the event the mortgagor shall at any time fail to do so, then the said J. C. Pridmore, may cause the same to be insured in his name and reimburse himself for the premium and expense of such insurance under this mortgage.

And the said R. H. Waldrop, agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said note together with all costs and expenses which the said J. C. Pridmore, 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 R. H. Waldrop, do and shall well and truly pay, or cause to be paid, unto the said J. C. Pridmore the said debt or sum of money, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.