

## MORTGAGE OF REAL ESTATE

WALKER, EVANS &amp; COGSWELL CO., CHARLESTON, S. C. 14566-8-13-40

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Rena Rice Geer SEND GREETING:

WHEREAS, I the said Rena Rice Geer in and by my certain bond or obligation, bearing date the x day of April, A. D. 1941, stand firmly held and bound unto Claude Edmundson Geer in the penal sum of Thirty-four Hundred (\$3400.00) Dollars, conditioned for the payment of the full and just sum of Seventeen Hundred (\$1700.00) Dollars, payable in quarter-annual installments of One Hundred Dollars (\$100.00) each, beginning on the first day of October, 1941, and on each quarter-annual date thereafter ensuing until the full amount has been paid, together with interest at the rate of six (6%) per cent per annum from date until paid in full, likewise payable on said quarter-annual dated; the obligor to have the right to anticipate payment of principal at any time, as in and by the said bond and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOWN ALL MEN, That I the said Rena Rice Geer in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Claude Edmundson Geer, according to the condition of the said bond, and also in consideration of the further sum of Three Dollars, to me the said Rena Rice Geer in hand well and truly paid by the said Claude Edmundson Geer at and before the sealing and delivery of these presents and receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain and release unto the said Claude Edmundson Geer.

All that certain piece, parcel or tract of land situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, on the Southside of Geer Highway and having according to a plat of the property of B. E. Geer prepared by R. E. Dalton, Engineer, date March 1925, the following metes, bounds, courses and distances, to-wit:

Beginning at a point over culbert in Center line of Geer Highway and running thence along the property of Paris Mountain Caesar's Head Company, S. 13-15 W. 15.18 chains to a stake; thence N. 65 $\frac{1}{2}$  W. 1.55 chains to a rock; thence S. 83 W. 5.36 chains to a rock; thence N. 9-10 W. 13.80 chains to a double chestnut; thence N. 34-45 E. 4.78 chains to a stake in the Geer Highway, thence with said Geer Highway S. 52-30 E. 6.53 chains to a stake in said Highway; thence continuing with said Highway N. 74-30 E. 2.66 chains to the point of beginning.

The above described tract contains 12.9 acres, more or less, and is designated on the plat above referred to as Tract No. 3,

This is a purchase money mortgage and the mortgagee specifically agrees to release any lots or parts of the above described property upon written request of the mortgagor, in consideration of such sum or sums as may be agreed upon between the parties hereto.

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 Claude Edmundson Geer, her 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 Claude Edmundson Geer, her heirs and assigns, from and against me and my heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor her heirs, executors, or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of not less than Fifteen Hundred (\$1500.00) Dollars, and assign the policy of insurance to the said Claude Edmundson Geer, her heirs or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Claude Edmundson Geer, her heirs or assigns, may cause the same to be insured in her own name, and reimburse herself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgages shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor her heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said Rena Rice Geer do and shall well and truly pay, or cause to be paid unto the said Claude Edmundson Geer the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said bond and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and