

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **John H. Anders**, of **Belton, Anderson County, South Carolina**

Whereas, **I** the said **John H. Anders** SEND GREETING:

in and by **my** certain **promissory**

these presents, **am** well and truly indebted to **G. H. Clement** note in writing, of even date with

in the full and just sum of **Three Hundred Dollars**
to be paid **one year after date** Dollars

with interest thereon from **date**

at the rate of **7** per cent. per annum, to be computed and paid **annually**

until paid in full; all interest not paid when due to bear interest at the 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 see thereon and foreclose this mortgage; said note further providing for an attorney's fee of **ten per cent.**

besides all cost and expenses of collection, to be added to the amount due on the said note and to be collectible as a part thereof; 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 **I** the said **John H. Anders**

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **G. H. Clement**

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to **me** the said **John H. Anders**

in hand well and truly paid by the said **G. H. Clement**

is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said **G. H. Clement, his heirs and assigns forever:**

All that certain lot or parcel of land situate in Greenville Township, State and County aforesaid, designated as Lot "B" on a plat, duly recorded, and having the following courses and distances:

Beginning at a stake on Parker Road at corner of Lot "A", thence in a Southeastwardly direction along Parker Road 75 feet to a stake, thence in a Northeastwardly direction 115 feet to a stake, thence along line of Monahan Mill property 83.3 feet to a stake, thence in a South-westwardly direction 151.4 feet to the beginning corner.

This lot is a part of the land conveyed to me by J. M. Clark by deed dated Feb. 3rd, 1925, duly recorded in office of RMC for Greenville County, S. C., in Book 77, page 204.

Reference is invited to a plat of J. M. Clark property made by Dalton & Neves, Engineers, in August, 1930.

See other side for position of paragraphs.

The mortgager does hereby covenant and agree to procure and maintain insurance in an amount not less than ----- dollars against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expenses thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgager shall fail to procure and maintain (either or both) such insurance as aforesaid, the whole debt secured hereby shall, at the option of the mortgagee, become immediately due and payable, and this without regard to whether or not said mortgagee, shall have procured or maintained such insurance as above permitted.

Mortgager does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

RECORDED AND CANCELLED BY DAY ONE RECORDS & CO. GREENVILLE, S.C. 8-22-30