

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, O. C. Flemming, of Greenville County, S. C. SEND GREETINGS:

Whereas, I the said O. C. Flemming
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Greenville Hardware Company, a corporation, Greenville, S. C.

in the full and just sum of Twelve Hundred & No/100
(\$ 1200.00) Dollars, to be paid \$10.00 on principal January 1, 1942,
and \$10.00 on principal on the first day of each successive month thereafter for a period of
five (5) years at which time the entire unpaid balance will become due and payable.

with interest thereon from date at the rate of six per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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, the said O. C. Flemming,
in consideration of the said debt and sum of money aforesaid, and for the better security of the payment thereof to the said Greenville Hardware Company, a corporation,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said O. C. Flemming
in hand well and truly paid by the said Greenville Hardware Company, a corporation,

Handwritten notes and stamps:
"RECORDED BY CLERK OF THE COURT OF COMMONS & SHERIFFS OF THE COUNTY OF GREENVILLE S.C. APRIL 24 1945"
"24 Greenville Hardware Co. on file"
"O. C. Flemming"

at and before 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 Greenville Hardware Company, a corporation, its Successors and Assigns,

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, containing one (1) acre, more or less, and being more particularly described by metes and bounds, as follows:

Beginning at a stake on the East side of an unnamed street, said stake being 629 feet from Washington Avenue, and running thence S. 57 E. 209 feet to a stake; thence in a Southwesterly direction parallel with said unnamed street 209 feet to a stake; thence N. 57 W. 209 feet to a stake on said unnamed street; thence along the Eastern side of said unnamed Street 209 feet to the beginning corner; being the same property conveyed to O. C. Flemming y Zet Smith by deed dated November 24, 1941, recorded herewith.

#4795
RECORDED AND INDEXED BY
RECORD 24 DAY OF April 1945
Ollie Jamison
R.M.C. OF GREENVILLE COUNTY, S.C.
AT 4:23 O'CLOCK