

MORTGAGE OF REAL ESTATE

WALKER, EMMS & CROSWELL CO., CHARLESTON, S. C. 14808-2-12-40

The State of South Carolina,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, I, the said Evelyn L. Roy in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to The Peoples National Bank of Greenville, S. C., Trustee for Robert McPherson and children, in the full and just sum of Seven Thousand Five Hundred and no/100 Dollars, to be paid in installments of \$250 semi-annually on the 22nd day of June and December in each year (beginning six months hence) with the option of reducing the debt \$3,000. in the first twelve months, and thereafter with the option of paying off the entire debt at any semi-annual installment due date, provided the balance due on the whole debt shall be paid on or before June 22, 1947, with interest thereon from date at the rate of 5 per centum per annum, to be computed and paid semi-annually 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 Evelyn L. Roy, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank of Greenville, S. C., Trustee for Robert McPherson and children, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Evelyn L. Roy, in hand well and truly paid by the said The Peoples National Bank of Greenville, S. C., Trustee for Robert McPherson and children at and before the 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 The Peoples National Bank of Greenville, S. C., Trustee for Robert McPherson and children, all those pieces, parcels or lots of land as follows:

In Greenville Township, Greenville County, South Carolina, known and designated as the Eastern half of lot No. 74, and lots Nos. 75 and 76 as shown on plat of Cleveland Forest made by Dalton & Neves in May 1940 recorded in the R. M. C. Office for Greenville County in Plat Book "K", pages 45 to 47, and having, according to said plat, the following mates and bounds:

Beginning at an iron pin on the Southern side of Wilderness Lane, joint northern corner of Lots Nos. 76 and 77, and running thence with Wilderness Lane S. 72-16 W. 150 feet to a point thirty (30) feet west of the joint northern corner of lots Nos. 74 and 75; thence in a line parallel with the dividing line of said lots, S. 17-44 E. 150 feet to a point in rear line of Lot No. 74; thence N. 72-16 E. 150 feet to an iron pin, joint corner of lots Nos. 76, 77, 39 and 40; thence along the dividing line of Lots Nos. 76 and 77 N. 17-44 W. 150 feet to the point of beginning, being the same lots of land conveyed to me by David B. Traxler, June 19, 1942, deed to be recorded, subject to the restrictions shown on plat recorded in the R. M. C. Office in Plat Book "K" at pages 45 to 47 and to the further restriction that no residence may be erected on the above lots costing less than \$4,000 nor nearer to the street line than 50 feet.

ALSO: in Greenville Township, Greenville, S. C., known and designated as Lot No. 77 and the western half of lot No. 74 as shown on said plat, and having the following mates and bounds:

Beginning at an iron pin on the southern side of Wilderness Lane, joint northern corner of lots Nos. 73 and 74, and running thence with Wilderness Lane N. 72-16 E. 30 feet to a point; thence S. 17-44 E. in a line parallel with the dividing line of lots Nos. 73 and 74, 150 feet to a point in rear line of lot No. 74; thence S. 72-16 W. 30 feet to an iron pin, joint corner of Lots Nos. 73, 74, 42 and 43; thence with the dividing line of lots Nos. 73 and 74 N. 17-44 W. 150 feet to the point of beginning, and being the western half of lot No. 74. Also beginning at an iron pin on the southern side of Wilderness Lane, joint northern corner of lots Nos. 76 and 77, and running thence with Wilderness Lane N. 72-16 E. 60 feet to an iron pin, joint northern corner of lots Nos. 77 and 78; thence with the dividing line of said lots S. 17-44 E. 150 feet to an iron pin, joint corner of lots Nos. 77, 78, 38 and 39; thence with the rear line of lot No. 77 S. 72-16 W. 60 feet to an iron pin, joint corner of lots Nos. 39, 40, 76 and 77; thence with the dividing line of lots Nos. 76 and 77 N. 17-44 W. 150 feet to the point of beginning, and being lot No. 77, being the same conveyed to me by W. C. Cleveland, June 19, 1942, deed to be recorded, with same restrictions as in above deed from David B. Traxler.

ALSO in Gantt Township, Greenville County, S. C., lot #14 of property of Piedmont Corporation as per plat made by W. J. Riddle, July, 1934.