

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVENCE-JARRARD CO.—GREENVILLE 47538

THE STATE OF SOUTH CAROLINA, }  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Marion W. Powers

SEND GREETINGS:

Whereas, I the said Marion W. Powers  
in and by my certain promissory note in writing, of even date with these presents, am  
well and truly indebted to J. F. McAlister

in the full and just sum of SIX HUNDRED TWENTY-ONE AND 89/100  
(\$ 821.89) Dollars, to be paid one (1) year after date,

*This mortgage for \$821.89 and cancelled August 1943 J. F. McAlister*

with interest thereon from date August 1943 at the rate of 5 1/2 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 Marion W. Powers

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. F. McAlister

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Marion W. Powers in hand well and truly paid by the said J. F. McAlister

*Witness, Paul H. Lawrence, J. F. McAlister*

*ENTERED AND CANCELLED BY OLLIE JARRARD COUNTY CLERK GREENVILLE COUNTY, S. C. 10/11/43 #9741*

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

J. F. McAlister, his heirs and assigns:-

All that tract or lot of land in Greenville Township, Greenville County, State of South Carolina, on the North side of West Avondale Drive, outside the corporate limits of the City of Greenville, being known and designated as Lot No. 17 of Block A, in a subdivision known as Northgate, as per plat of C. M. Furman, Jr., C. E., made June, 1926, and amended November 1st, 1927, which said plat, with amendment thereto, is recorded in the R. M. C. Office for Greenville County in Plat Book G, at pages 135-136, and having, according to a plat thereof prepared by C. M. Furman, Jr., C. E., September 27th, 1928, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of West Avondale Drive, joint corner of Lots Nos. 1 and 17, which said iron pin is 153.2 feet West of Arcadia Drive, and running thence along the North side of said West Avondale Drive, S. 71-19 W. 100 feet to an iron pin, joint corner of Lots Nos. 16 and 17; thence along the joint line of Lots Nos. 16 and 17 N. 12-00 W. 159 feet to an iron pin, thence N. 84-00 E. 88.2 feet to an iron pin in line of Lots Nos. 1 and 17; thence along the line of said Lots Nos. 1 and 17 S. 16-59 E. 134.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of even date herewith, made by J. F. McAlister, and to be recorded herewith.

This mortgage is junior in rank to the lien of a mortgage give by Frank S. Smith to Southeastern Life Insurance Company dated December 23, 1937, and recorded in the R. M. C. Office for Greenville County, S. C. in Mortgages Volume 144 at page 286, on which there is a balance due of \$6,325.00.