

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVENCE-LARRARD CO.—GREENVILLE 47538

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Marvin G. Kay

SEND GREETINGS:

Whereas, I the said Marvin G. Kay
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to C. B. Martin

in the full and just sum of Fifty-Five Hundred
(5500.00) Dollars, to be paid \$75.00 per month, the first payment
to be made on or before Jan. 10, 1943 and a like amount each month for a period of thirty-six
months, at which time any unpaid balance on interest and principal will become due and payable.
Payments are to apply first on interest and balance on principal. Mortgagor has right to
increase said payments in any amount at any time.

with interest thereon from date 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, 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 Marvin G. Kay

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said C. B. Martin

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me

the said Marvin G. Kay

in hand well and truly paid by the said C. B. Martin

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

C. B. Martin

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina in Ward Six of the City of Greenville, and being more particularly described as follows:

BEGINNING at a stake on the West side of Jones Avenue, joint corner of Lots Nos. 33 and 34 and running thence along the line of Lot No. 34 S. 86.50 W. 230.6 ft. to a stake; thence N. 5.41 W. 61 ft. to a stake, joint corner of Lots Nos. 30 and 33; thence N. 84.40 E. 238.2 ft. to a stake on Jones Avenue; thence with Jones Avenue S. 0.50 W. 70 ft. to the point of beginning, this being the same lot of land conveyed to me by C. B. Martin, deed yet to be recorded.

Handwritten: 26 DAY OF JANUARY 1943
R.M.C. FOR GREENVILLE COUNTY, S.C. NO. 20037
AT 10:13 O'CLOCK A.M.