

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Flora Mae Jones, of Greenville County, S. C.

SEND GREETING:

WHEREAS, I, the said Flora Mae Jones

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to G. Dewey Oxner

in the full and just sum of Twelve Hundred and no/100 (\$1200.00) Dollars to be paid: one year after date.

*The Debt hereby secured in this instrument is in full and no lien of this instrument is to be satisfied this 2 of Jan 1945*  
*Witness: Margaret M. Oxner*

*4 38 SATURDAY JAN 28 1945*  
*RECORD 2nd DAY OF*  
*Office of the Clerk of Court*  
*GREENVILLE COUNTY, S.C.*  
*7:10 o'clock seven (7)*

with interest thereon from date annually per cent. per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any 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 sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if 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 the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and his Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

on the northern side of Perry Avenue, in the Town of West Greenville, being shown on plat of the property of A. F. Ballentine, recorded in the R. M. C. Office for Greenville County in Plat Book I, Page 13, and having according to said plat the following metes and bounds:

Beginning at a point on the northern side of Perry Avenue, at the southeast corner of lot shown on said plat as belonging to J. V. Patterson, and running thence with line of Patterson lot, N. 21-50 E. 129 feet to iron pin; thence S. 66-58 E. 50 feet to stake; thence S. 21-50 W. 130 feet to iron pin on Perry Avenue; thence with the northern side of Perry Avenue N. 65-54 W. 50 feet to the beginning corner. Said premises being that conveyed to the mortgagor by deed recorded in Vol. 196, Page 131.

It is understood that his mortgage is junior in lien only to that of a mortgage executed by Flora Mae Jones to Edgar G. Waldrop; dated October 31, 1942, recorded in Book of Mortgages 315, Page 78; said mortgage having been subsequently assigned to Mrs. Ruckman.