

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

MODERN INDUSTRIES

SEND GREETING:

WHEREAS, the said MODERN INDUSTRIES

in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to ~~SOUTHEASTERN~~ LIFE INSURANCE COMPANY, Liberty a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Five Thousand and no/100 (\$ 5,000.00) DOLLARS, to be paid at its principal office in Greenville, S. C.

Payable as follows: The sum of \$250.00 to be paid on principal on the 5th day of November, 1943, and the sum of \$250.00 on the 5th day of February, May, August and November of each year thereafter until said principal indebtedness is paid in full,

with interest thereon from date at the rate of five per cent, per annum, to be computed and paid quarterly ~~monthly~~ on the 5th day of November, February, May, August and November in each year until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of 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 thereof, 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 its 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 attorney's 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 the said Modern Industries Liberty in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~SOUTHEASTERN~~ LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS to it the said Liberty Modern Industries in hand well and truly paid by the said ~~SOUTHEASTERN~~ LIFE INSURANCE COMPANY, 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 Liberty Modern Industries INSURANCE COMPANY

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the northwest side of River Street and on the southeast side of Cox Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of River Street at corner of property now or formerly of M. C. Dowling, said point also being 59.4 feet in a southwesterly direction from the point where the northwest side of River Street intersects with the southwest side of Bassett Alley, and running thence with said Dowling line N. 75-0 W. 160.4 feet, thence N. 56-2 1/2 W. 38.9 feet to an iron pin on the southeast side of a ten-foot alley; thence with the southeast side of said alley S. 49-1/2 W. 123.2 feet to a point; thence N. 37-0 W. 118 feet, more or less, to an iron pin on the southeast side of Cox Street; thence with said Cox Street S. 61-1/2 W. 200 feet to an iron pin corner of other property of mortgagor recently purchased from Eugenia F. Estes; thence with Estes line S. 18-3/4 E. 159 feet to an iron pin at corner of property now or formerly of G. L. Walker estate; thence with said G. L. Walker line N. 69-1/2 E. 349 feet to an iron pin; thence still with said Walker line S. 84-3/4 E. 126 feet, more or less, to an iron pin on the northwest side of River Street; thence with the northwest side of River Street following the curve thereof and running in a northeasterly direction 58.6 feet to the beginning corner. This is the same property conveyed to the mortgagor by deed of L. O. Patterson as Executor of the estate of Jessie M. Markley, deceased to be recorded herewith.

Paid this

*Witnesses:
William H. Semm, Jr.
Sarah Bush*

SATISFIED AND CANCELLED OF RECORD
6 DAY OF August 1948
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY S. C.
AT 2:19 O'CLOCK P. M. NO. 17236