MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of GREENVILLE

I, John Paul Tipton, Jr.

SEND GREETING:

WHEREAS, I the said John Paul Tipton, Jr.

The South Carolina National Bank of Charleston, as Trustee for Marie B. Marston (Account No. 1)

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to

in the full and just sum of Forty-four Hundred and No/100 ($4,400.00) DOLLARS, to be paid at its Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four and one-half (4½%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 10th day of October, 1943 and on the 10th day of each month of each year thereafter the sum of $50.00, to be applied on the interest and principal of said note, said payments to continue up to including the 10th day of August, 1948 and the balance of said principal and interest to be due and payable on the 10th day of September 1948 the aforesaid monthly payments of $50.00 each are to be applied first to interest at the rate of four and one-half (4½%) per centum per annum on the principal sum of $4,400.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, 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 ten (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 John Paul Tipton, Jr. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank of Charleston as Trustee for Marie B. Marston (Account No.1) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me The South Carolina National Bank of Charleston, as Trustee for Marie B. Marston (Account No.1) the said John Paul Tipton, Jr. in hand well and truly paid by the said 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 South Carolina National Bank of Charleston, as Trustee for Marie B. Marston, (Account No.1):

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the South side of Riverside Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 27 on plat of Ables & Rasor property, recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book E, at page 153, and having, according to a recent survey made by R. E. Dalton, September 8, 1943, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Riverside Drive at joint front corner of Lots No. 27 and 28, said pin also being 580.35 feet East from the Southeast corner of the intersection of Augusta Road and Riverside Drive, and running thence with the South side of Riverside Drive, N. 63-28 E. 74.07 feet to an iron pin at joint front corner of Lots No. 26 and 27; thence with the line of Lot No. 26, S. 19-18 E. 169 feet to an iron pin; thence along the rear line of Lot No. 42, S. 64-29 W. 76.5 feet to an iron fence post; thence with the line of Lot No. 28, N. 18-21 W. 167.9 feet to an iron pin on the South side of Riverside Drive, the beginning corner.

This is the same property conveyed to me by deed of Edwin McT. Meares by deed dated September 1, 1941, and recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 236, at page 300.

The debt hereby secured is paid in full and the lien of this instrument is satisfied. This 11 day of Oct. 1946.
The South Carolina National Bank of Charleston, as Trustee for Marie B. Marston (Account No. 1)
By: Julian E. Watt, Asst. Cashier
Witness: James E. Davis
Witness: James E. Davis

SATISFIED AND CANCELLED OF RECORD
DAY OF Oct. 1946
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:07 O'CLOCK A. M. NO. 31733

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For value received ✓ hereby assign, transfer and set over to South Carolina National Bank the within mortgage and the note which the same secures, without recourse.

This, the 30 day of Oct. A.D., 1946.

South Carolina National Bank of Charleston as Trustee for Marie B. Marston (Account No. 1)
By: C. S. Todd
Asst. Trust Officer

In the presence of
Elizabeth Nicoll
Pauline McHugh

Assignment Recorded Oct. 31-1946. at 8:45 a. m. # 18457.