

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of Greenville

I, Margaret LaCount Ellison

SEND GREETING:

WHEREAS, I the said Margaret LaCount Ellison

Epting

Hext H. Epting, Jr. and Helen S./

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to ~~SOUTH CAROLINA LIFE INSURANCE COMPANY~~ in the full and just sum of Five Hundred and No/100

~~SOUTH CAROLINA LIFE INSURANCE COMPANY~~ in Greenville, S. C. (\$ 500.00) DOLLARS, to be paid at ~~SOUTH CAROLINA LIFE INSURANCE COMPANY~~ together with interest thereon from ~~date~~ December 1, 1943 until maturity at the rate of six (6) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of January, 1944 and on the 1st day of each month of each year thereafter the sum of \$ 15.21 to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of November, 1946 and the balance of said principal and interest to be due and payable on the 1st day of December, 1946, the aforesaid monthly payments of \$ 15.21 each are to be applied first to interest at the rate of six (6) per centum per annum on the principal sum of \$ 500.00 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 Margaret LaCount Ellison the said Margaret LaCount Ellison Hext H. Epting, Jr., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~SOUTH CAROLINA LIFE INSURANCE COMPANY~~ Hext H. Epting, Jr. and Helen S. Epting

~~SOUTH CAROLINA LIFE INSURANCE COMPANY~~ according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS to Hext H. Epting, Jr. and Helen S. Epting the said Margaret LaCount Ellison in hand well and truly paid by the said ~~SOUTH CAROLINA LIFE INSURANCE COMPANY~~ Hext H. Epting, Jr. and Helen S. Epting 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 ~~SOUTH CAROLINA LIFE INSURANCE COMPANY~~ Hext H. Epting, Jr. and Helen S. Epting

Hext H. Epting, Jr., and Helen S. Epting :

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northeast side of Mauldin Street near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 6 of Block H on plat of Furman Investment Company made by C. M. Furman, Jr., Engineer, July 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 159 and 160, and having, according to said plat and a recent survey made by R. E. Dalton December 20, 1943, the following metes and bounds:

BEGINNING at an iron pin on the Northeast side of Mauldin Street, joint corner of Lots No. 4 and 6 of Block H, said pin also being 90 feet in a Northwesterly direction from the Northeast corner of the intersection of Mauldin Street and Patton Street, and running thence with the Northeast side of Mauldin Street N. 37-40 W. 50 feet to an iron pin on said street; thence with the line of Lot No. 8, N. 52-20 E. 167.57 feet to an iron pin; thence with the rear line of Lot No. 7, S. 38-15 E. 50.03 feet to an iron pin; thence with the line of Lot No. 4, S. 52-20 W. 157.97 feet to an iron pin on the Northeast side of Mauldin Street, the beginning corner.

This is the same property conveyed to me by deed of Hext H. Epting, Jr., and Helen S. Epting, of even date and to be recorded herewith and this mortgage is given to secure the unpaid part of the purchase price.

Assignment

State of South Carolina
County of Greenville
For value received Hext H. Epting Jr & Helen S. Epting hereby assigns, transfers and sets over unto Mary C. Summitt the within mortgage and the note which it secures.

Dated this 4th day of December 1944

Witness:
C. M. West
Argie C. West

By Hext H. Epting Jr.
Helen S. Epting

#13017
RECORDED
7th DAY OF
DECEMBER 1944
GREENVILLE COUNTY, S.C.