

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, W. O. Groce, of Greenville County, S. C.,

WHEREAS, I, the said W. O. Groce

SEND GREETING:

in and by my three certain Promissory notes in the sum of \$10,000.00, \$5,000.00 and \$5,000.00 respectively, well and truly indebted to

The First National Bank, of Greenville, S. C., as Trustee,

in the full and just sum of Twenty Thousand (\$20,000.00) Dollars

to be paid: \$100.00 on principal on the first day of each succeeding month thereafter until January 1, 1949, at which time the remaining balance will be due and payable,

in October 1949
paid full the Greenville Co. S.C. acct.
with this just paid to Mr. [unclear] of [unclear] Bank of [unclear]

RECORDED AND CANCELLED OF RECORD
DAY OF Oct. 1949
[Signature]
CLERK FOR GREENVILLE COUNTY, S. C.
CLOCK NO. 2392
Hour (48)

with interest thereon from January 1, 1944

at the rate of

quarterly

per cent. per annum, to be computed and paid quarterly 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, 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 its successors 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,

situate, lying and being at the southwest corner of the intersection of Brown and Coffee Streets, in the City of Greenville, and having the following metes and bounds, according to a plat made by C. M. Furman, Jr., Engineer, February 1, 1926.

Beginning at the corner of Brown and East Coffee Streets, and running thence with East Coffee Street, N. 69 W. 47.4 feet to an iron pin; thence S. 21 W. 60.35 feet to an iron pin; thence S. 67 E. 47.4 feet to Brown Street; thence with Brown Street N. 21 E. 60.35 feet to the beginning corner, and being the same lot of land conveyed to the mortgagor by W. E. McCain by deed recorded in Volume 77 at Page 257.