

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Julian L. Brown and Maude C. Brown, of Greenville, S. C.

SEND GREETING:

WHEREAS, we, the said Julian L. Brown and Maude C. Brown

in and by our certain Promissory note in writing, of even date with these presents are well and truly indebted to Carolina C. Pace

in the full and just sum of THIRTY THREE HUNDRED & NO/100 (\$3300.00) Dollars to be paid: Thirty Five (\$35.00) Dollars of principal February 1st, 1944, and a like payment of \$35.00 on principal on the first day of each successive month thereafter until February 1st, 1946, at which time the unpaid balance will become due and payable, with the privilege of anticipating payment on any paying date.

with interest thereon from date at the rate of six per cent. per annum, to be computed and paid semi-annually

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,

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 by 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 her Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville County, State aforesaid,

at the Southeastern corner of the intersection of Houston street and Watts Avenue (formerly Lucille Ave.) and running thence with the eastern side of Houston Street S. 2-0 W. 65.2 ft. to an iron pin at the corner of the lot heretofore conveyed by J. L. Pace to T. H. Graves; thence with the line of the Graves lot N. 88 E. 126.5 feet, more or less to an iron pin in line of lot sold to Mrs. Corea; thence with the line of the Corea lot N. 2 W. 65.2 feet to an iron pin on Watts Avenue; thence with the Southern side of Watts Avenue S. 88-0 W. 125 feet to the point of beginning. Said premises being the same this date conveyed to the mortgagors by Caroline Pace and J. L. Pace, and this mortgage is given to secure the unpaid portion of the purchase price.

STATE OF SOUTH CAROLINA,) MORTGAGE OF REAL ESTATE
GREENVILLE COUNTY)

PERSONALLY APPEARED before me Madah M. Bray and made oath that he saw the within named Julian L. Brown sign, seal and as his act and deed deliver the within written deed, and that he, with J. L. Love witnessed the execution thereof.

SWORN to before me, this 3rd day of January, A. D., 1944.

J. L. Love (SEAL) Madah M. Bray
Notary Public for S. C.

Recorded January 4th, 1944, at 10:38 A.M. #71