

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN,

Traxler Co.  
Whereas, the said Traxler Co., a corporation, chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, S. C. in and by its certain promissory note in writing of even date with these presents,

well and truly indebted to Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie, a note of the 19th day of January, 1943, for the sum of twelve thousand & no/100 (\$12,000.00) Dollars to be paid as follows: Two thousand dollars one year after date and two thousand dollars (\$2000.00) annually thereafter until paid in full, both as to principal and interest.

with interest thereon from the date of the making hereof at the rate of five per centum per annum, to be computed and paid annually

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; 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 his interests to place and the holder should place the said note 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 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 the said Traxler Co.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie

according to the terms of the said note, and also in consideration of the further sum of three Dollars, to the said Traxler Co.

in hand well and truly paid by the said Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie

at and before 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 Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie:-

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville on the northwest side of Coffee St., and being known and designated as Lot #10, as shown by plat recorded in the R. M. C. Office for Greenville County in Plat Book F page 87, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in a 12 inch brick wall on the north side of West Coffee St. which point is 59 ft. 6 1/2 in. east of the northwest corner of Coffee & Richardson Sts. and running thence through the center of said brick wall N. 21-44 E. 65 ft. to point in said brick wall on alley; thence with said alley S. 85-30 E. 21 ft. 6 inches to point on said alley, which point is the center of a 17 inch brick wall, thence with the center of said brick wall S. 22-14 W. 30 ft. 4 in. to point on north side of Coffee St. in center of said wall; thence with the north side of said Coffee St. N. 69-10 W. 20 ft. 10 in. to the point of beginning.

ALSO all that certain lot or parcel of land situate, lying and being in the City of Greenville, S. C., on the north side of West Coffee St., and being shown and designated as lot #11 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book F, page 87, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at a point on the north side of Coffee St. which point is the center of a 17 inch brick wall and is located 80 ft. 4 1/2 inches east of the northeast corner of Coffee & Richardson Sts. and running thence with the center of said wall N. 21-44 E. 70 ft. 4 in to a point on an alley; thence along said alley and the south side of wall S. 48-12 E. 25 ft. 8 in. to a point on the west face of a wall; thence along west face of said wall S. 22-12 W. 61 ft. 2 in. to a point on the north side of Coffee St. thence along the north side of said St. N. 69-10 W. 23 ft 7 1/2 in. to point of beginning. Together with all right, title and interest of M. T. Wharton in and to the Opera House wall which lies to the East of said property, including the right to tie to same.

This being the same property as that conveyed to the within mortgagor by Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie, by deed dated Dec. 22nd, 1943

We, the undersigned, constituting the entire stock holders and board of directors of Traxler Co., a corporation hereby authorize the execution of the within mortgage and waive notice of a call of a meeting for that purpose.

December 22nd, 1943

D. B. Traxler

*Handwritten notes:* State of South Carolina with Nathanial B. Barnwell dated 1943 secured mortgage as L. Barnwell as substituted trustee under the will of Robert L. Brodie recorded 21 1944 within the full and just sum of twelve thousand & no/100 (\$12,000.00) Dollars to be paid as follows: Two thousand dollars one year after date and two thousand dollars (\$2000.00) annually thereafter until paid in full, both as to principal and interest. the rate of five per centum per annum, to be computed and paid 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, 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; 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 his interests to place and the holder should place the said note 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 attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie according to the terms of the said note, and also in consideration of the further sum of three Dollars, to the said Traxler Co. in hand well and truly paid by the said Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie at and before 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 Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie:- All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville on the northwest side of Coffee St., and being known and designated as Lot #10, as shown by plat recorded in the R. M. C. Office for Greenville County in Plat Book F page 87, and having, according to said plat, the following metes and bounds: BEGINNING at a point in a 12 inch brick wall on the north side of West Coffee St. which point is 59 ft. 6 1/2 in. east of the northwest corner of Coffee & Richardson Sts. and running thence through the center of said brick wall N. 21-44 E. 65 ft. to point in said brick wall on alley; thence with said alley S. 85-30 E. 21 ft. 6 inches to point on said alley, which point is the center of a 17 inch brick wall, thence with the center of said brick wall S. 22-14 W. 30 ft. 4 in. to point on north side of Coffee St. in center of said wall; thence with the north side of said Coffee St. N. 69-10 W. 20 ft. 10 in. to the point of beginning. ALSO all that certain lot or parcel of land situate, lying and being in the City of Greenville, S. C., on the north side of West Coffee St., and being shown and designated as lot #11 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book F, page 87, and having, according to said plat, the following metes and bounds, to-wit:- BEGINNING at a point on the north side of Coffee St. which point is the center of a 17 inch brick wall and is located 80 ft. 4 1/2 inches east of the northeast corner of Coffee & Richardson Sts. and running thence with the center of said wall N. 21-44 E. 70 ft. 4 in to a point on an alley; thence along said alley and the south side of wall S. 48-12 E. 25 ft. 8 in. to a point on the west face of a wall; thence along west face of said wall S. 22-12 W. 61 ft. 2 in. to a point on the north side of Coffee St. thence along the north side of said St. N. 69-10 W. 23 ft 7 1/2 in. to point of beginning. Together with all right, title and interest of M. T. Wharton in and to the Opera House wall which lies to the East of said property, including the right to tie to same. This being the same property as that conveyed to the within mortgagor by Nathaniel B. Barnwell, as substituted trustee under the will of Robert L. Brodie, by deed dated Dec. 22nd, 1943 We, the undersigned, constituting the entire stock holders and board of directors of Traxler Co., a corporation hereby authorize the execution of the within mortgage and waive notice of a call of a meeting for that purpose. December 22nd, 1943 D. B. Traxler