

MORTGAGE OF REAL ESTATE - G.R.E.M. 9

STATE OF SOUTH CAROLINA, }  
County of Greenville

I, Annie S. McAbee

WHEREAS, I the said Annie S. McAbee

SENT BY GREETING: SC

in and by my certain promissory note in writing, of even date with these presents and well and truly indebted to The First National Bank of Greenville

AND NO/100 (\$5500.00) DOLLARS, to be paid at its Banking Office in Greenville, S. C., together with interest thereon from date

hereof until maturity at the rate of four (4) per centum per annum said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of June, 1944, and on the 1st day of each month

each year thereafter the sum of \$ 250.00 monthly thereafter until the principal is paid in full to be applied on the interest and principal of said note, said payments to continue until the principal is paid in full

the aforesaid monthly payments of \$ 250.00 each are to be applied first to interest at the rate of four (4) per centum per annum of the principal sum of \$ 5500.00 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 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, and the holder thereof may 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 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 attorney's fees, this to be added to the mortgage indebtedness, and to be secured under the mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I the said Annie S. McAbee in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville according to the terms of the said note, and also in consideration of the further sum of Five Thousand Dollars to

the said Annie S. McAbee in hand well and truly paid to me the said The First National Bank of Greenville at and before the signing of these presents, the receipt whereof is hereby acknowledged, have granted, obtained, sold and released, and by these presents do grant, bargain, sell and release unto the said The First National Bank of Greenville

The First National Bank of Greenville, its Successors and Assigns-

All that lot of land, with buildings thereon, situate on the South side of Main Street, almost opposite the property known as and formerly owned by Chicora College, in the City of Greenville, State of South Carolina, having a frontage of Forty (40) feet with a depth of One Hundred and Fifty (150) feet, and more particularly described as follows:

BEGINNING on Main Street at the corner of D. L. Bramlett's (now or formerly) lot; thence Southward with said lot One Hundred and Fifty (150) feet; thence Westward along a line parallel with Main Street Forty (40) feet; thence Northward along a line parallel to lot of D. L. Bramlett (now or formerly) One Hundred and Fifty (150) feet to Main Street; thence Eastward with Main Street Forty (40) feet; Butting and Bounding North on Main Street; East by lot of (now or formerly) D. L. Bramlett; South on property formerly of the Geer Drug Company, and West by strip of land or alley way Ten (10) feet wide, separating this lot from the lot now or formerly of B. E. Geer and B. H. Owen. Also a one-half interest in a strip of land Ten (10) feet wide by One Hundred Fifty (150) feet lying between said described lot and the lot now or formerly of B. E. Geer and B. H. Owen.

This property is subject, however, to the rights and privileges granted and released unto the Charleston and Western Railway Company for a right of way through and over a portion of the South End of the lot herein conveyed, said rights and privileges of said Railway Company being set forth in a grant heretofore executed by said West End Real Estate Company on the 10th day of April, 1920, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 60 at page 161, reference thereto being craved.

This is the same property that was conveyed to Dan Tassej and Annie S. Tassej by deed of J. C. Keys, et al as Executors and Trustees under the will of James Crawford Keys, deceased, July 11, 1938 and recorded in the RMC Office for Greenville County in Vol. 204 at page 477, and thereafter the said Dan Tassej died leaving his last will which is on file in the office of the Probate Judge for Greenville County, and under the terms of said will he devised his undivided one-half interest in the above property to Annie S. Tassej, the grantor herein who has since remarried and is now Annie S. McAbee.

*Handwritten notes and signatures:*  
5/20/45  
full  
Greenville, SC  
The First National Bank of Greenville  
Banking Office  
Satisfied in full  
Annie S. McAbee  
The First National Bank of Greenville  
# 6280