

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,

County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Eleanor M. Ayers, of Greenville, S. C.

SEND GREETINGS:

Whereas, I the said Eleanor M. Ayers

in and by a certain promissory note in writing, of even date with these presents, am

well and truly indebted to Edmund Baum of 320 Broadway, New York, N. Y.

in the full and just sum of Three Thousand

(\$3000 00) Dollars, to be paid on demand

with interest thereon from May 27, 1944 at the rate of 2 1/2 per centum per annum to be computed and

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 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 10 per cent. of the indebtedness of attorney 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 I the said Eleanor M. Ayers

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Edmund Baum

according to the terms of the said note, and in consideration of the further sum of Three Dollars

the said Eleanor M. Ayers

in hand well and truly paid by the said Edmund Baum

receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, confirmed, released and by these Presents do grant, bargain, sell and release unto the said

Edmund Baum, his heirs and assigns, the following described real estate situate in the County of Greenville, State of South Carolina

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate lying and being on the North side of E. Faris Road Extension in the City of Greenville County of Greenville, State of South Carolina, being known and designated as Lot No. 18 on plat of Addition No. 2 to Forest Hills, made by Dalton & Neves, Engineers, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book J, at page 213 and having according to said plat and recent survey made by R. E. Dalton, January 22nd, 1942, the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of East Faris Road Extension at joint front corner of Lots 18 and 19, said pin being 150 feet East from the Northeast corner of the intersection of East Faris Road Extension and Longview Terrace and running thence with the North side of East Faris Road Extension North 64-30 E. 75 feet to an iron pin at joint front corner of Lots 17 and 18; thence with the line of Lot 17 N. 26-19 W. 170 feet to an iron pin in the rear line of Lot 9; thence with the rear line of Lots 8 and 9 S. 64-30 W. 92 feet to an iron pin; thence with the line of Lot 19 S. 32-0 E. 171.2 feet to an iron pin on the North side of East Faris Road Extension, the beginning corner.

Being the same property conveyed to me by deed of L. A. Mosely dated January 22, 1942 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 241 at page 389.

This mortgage is junior in rank to the lien of a mortgage given by me for the original sum of \$6800 00 to Bank of Greenwood, Greenwood, S. C. on January 23, 1942 and recorded in the R. M. C. office for Greenville County, S. C. in Mortgage Book 309 at page 143; and to that of a certain other mortgage given by me for the original sum of \$2773.34 to Ayres-Law Textiles, Inc. on April 14, 1944 and recorded in said R. M. C. Office in Mortgage Book 326 at page 50, which said mortgage was assigned by Ayres-Law Textiles, Inc. to the First National Bank of Greenville by an assignment dated April 14, 1944 and recorded in said R. M. C. office in Mortgage Book 326 at page 50.