

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

FORM NO. 1—ISSUED BY—RECORDED 50167

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:
SITTON-MAULDIN BUICK CO.

SEND GREETINGS:

Whereas, the said Sitton Mauldin Buick Co., a corporation chartered under the laws of South Carolina in and by its certain PROMISSORY note in writing, of even date with these presents, is

well and truly indebted to The First National Bank of Greenville, as Trustee under the Will of R. D. Dobson, deceased

in the full and just sum of Twenty-five Thousand (\$25,000.00) Dollars, to be paid as follows: The sum of Five Thousand (\$5,000.00) Dollars to be paid on the principal on the 1st day of August, 1945, and the sum of Five Thousand (\$5,000.00) Dollars on the first day of August of each year thereafter up to and including the first day of August, 1948, and the balance of the principal remaining due to be paid on the first of August 1949,

In Full and Satisfaction of the Debt Secured by this Instrument is Satisfied
The First National Bank of Greenville
R. D. Dobson

with interest thereon from _____ date _____ at the rate of 5% per annum not compounded, 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, 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 placed in the hands of an attorney 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 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 Sitton-Mauldin Buick Co.

_____ 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, as Trustee under the Will of R. D. Dobson, deceased

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said Sitton-Mauldin Buick Co.

in hand well and truly paid by the said The First National Bank of Greenville, as Trustee under the will of R. D. Dobson, deceased,

_____ 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

The First National Bank of Greenville, as Trustee under the Will of R. D. Dobson, deceased:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, Ward L, and fronting on the Southwest side of Buncombe Street, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Buncombe Street, corner of the B. O. Woodward lot, running thence S. 56-30 W. eighty-seven and seven tenths (87.7') feet to an iron pin (line formerly 91.7 feet but was reduced by widening Southwest side of Buncombe Street); thence S. 36-45 E. thirty and four tenths (30.4') feet to an iron pipe; thence S. 23-20 W. three (3') feet to an iron pin; thence S. 22-55 W. one hundred and fifty-seven (157') feet to an iron pin, formerly a fence post; thence S. 70-53 E. forty and five tenths (40.5') feet to an iron pin; thence N. 47-46 E. sixty-nine and seven tenths (69.7') feet to an iron pin; thence N. 40-09 W. fifteen (15') feet to an iron pin; thence N. 55-51 E. one hundred twenty-nine and seven tenths (129.7') feet to an iron pin on the property line of the Southwest side of Buncombe Street; thence N. 34-01 W. one hundred twenty-four and eight tenths (124.8') feet to the point and place of beginning.

This is the same property conveyed to the mortgagor by deed of Martin B. Bridges and H. R. Stephenson dated July 15, 1944, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 265, at page 314.

This mortgage and the note secured thereby are executed by the undersigned officers of Sitton-Mauldin Buick Co., pursuant to resolutions adopted by the Board of Directors and by the Stockholders of Sitton-Mauldin Buick Co., at meetings held on July 31st, 1944.

VERIFIED AND CANCELLED BY
Office of the Recorder
RECORDED AT DAY OF August 1944
11:41
O'CLOCK
8873