

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVIDENCE-LANARD CO.—GREENVILLE, S.C.

THE STATE OF SOUTH CAROLINA, }  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Wm. James Morgan, of Greenville, S. C.,

SEND GREETINGS:

Whereas, I the said Wm. James Morgan

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

well and truly indebted to Marion H. Trimble and Clara Iona Rauch

in the full and just sum of FIVE THOUSAND AND NO/100

(\$5,000.00) Dollars, to be paid in monthly instalments of FORTY-FIVE

AND NO/100 - (\$15.00) DOLLARS each, beginning on the third day of February, 1945 and continuing on the third day of each and every successive calendar month thereafter until the full principal debt has been paid, said payment to be credited first to interest and then to the principal balance due from month to month, with privilege of anticipating payment

with interest thereon from date at the rate of six per centum per annum, to be computed and paid monthly

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 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 I the said Wm. James Morgan

in consideration of the said debt and sum of money aforesaid, and for the better security of the payment thereof to the said Marion H. Trimble and Clara Iona Rauch

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

the said Wm. James Morgan

in hand well and truly paid by the said Marion H. Trimble and Clara Iona Rauch

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

Marion H. Trimble and Clara Iona Rauch, their heirs and assigns forever:

All that certain place, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward One of the City of Greenville, on the North side of West Park Avenue, and being known and designated as all of Lot No. 1, and the western half of Lot No. 2, of the property of Ave O. Ferguson as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C, at page 254, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Mansell street and West Park Avenue, and running thence along the east side of Mansell street, N. 20-45 E. 141 feet to an iron pin at the southeast corner of the intersection of a 14-foot alley with said Mansell street; thence along the south side of said alley, S. 75-30 E. 83.5 feet to an iron pin in the center of the rear line of Lot No. 2, at the corner of lot now or formerly belonging to John E. Johnston; thence along the line of that lot, S. 18-30 W. 140.7 feet to an iron pin on the north side of West Park Avenue; thence along the line of said West Park Avenue, N. 76-30 W. 83.5 feet to the beginning corner. Being the same lot conveyed to Wm. James Morgan and Richard Morgan by Marion H. Trimble and Clara Iona Rauch by deed dated Dec. 18, 1944, and the same lot in which said Richard Morgan conveyed me his undivided one-half interest. This mortgage is given to secure the unpaid portion of the purchase price thereof.

*For Assignment, See R. C. M. Book 353, Page 247*

RECORDED AND CANCELLED OF RECORD  
7 DAY OF *June*  
R.M.C. FOR GREENVILLE COUNTY, S.C.  
AT 11:27 O'CLOCK A. M. NO. 111037