

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, **W. H. B. Simpson**

SEND GREETINGS:

Whereas, I the said **W. H. B. Simpson**

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

well and truly indebted to **LIBERTY LIFE INSURANCE COMPANY**

in the full and just sum of **TWELVE THOUSAND**

(\$12,000.00) Dollars, to be paid **two years after date**

with interest thereon from **date** at the rate of **four** per centum per annum, 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 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 **W. H. B. Simpson**

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **Liberty Life Insurance Company**

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said **W. H. B. Simpson**

in hand well and truly paid by the said **Liberty Life Insurance Company**

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

LIBERTY LIFE INSURANCE COMPANY:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of South Main Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by Dalton & Neves, Engineers, March 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of South Main Street at the Southwest corner of a wall and at corner of property of Traxler Co. and running thence along the outer edge of said wall and beyond, S. 54-14 E. 138 feet to an iron pin in the center of the C. & W. C. Railway spur track and running thence with the center of said spur track along a curved line to a point (the chord of which is S. 20-56 W. 50 feet); thence continuing with the center of said spur track along a curved line to a point (the chord of which is S. 34-22 W. 50 feet); thence continuing with the center of said C. & W. C. spur track and right-of-way for said spur track along a curved line to a point (the chord of which is S. 40-44 W. 41.6 feet) at corner of property now or formerly of Furman University; thence with said Furman University property N. 38-33 W. 158 feet to an iron pin on the Southeast side of South Main Street; thence with the Southeast side of South Main Street, N. 38-22 E. 98 feet to the beginning corner.

ALSO, the right and privilege to use jointly with any others who may have acquired a like right that spur or sidetrack located on this property, such rights being set forth in agreements heretofore made between Main Street Land Company and the C. & W. C. Railway Company dated June 29th, 1912 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 12, at page 417, and under agreement between Main Street Land Company and Camperdown Mills recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 22 at Page 230, and said property is hereby conveyed subject to the easement created over this property by the said agreements hereinabove referred to.

ALSO all rights and privileges which the mortgagor has to tie onto and use without charge therefor the whole or any portion of the brick wall located along the Northeast edge of the above described property or any replacements and additions that may be made to said wall by Traxler Co., its Successors and Assigns, and in using the said wall the mortgagor, his Heirs and Assigns, shall have the right to cover or fill in any windows now located in said wall except that this shall be done with materials of the same quality as are now used in other portions of said wall, all of which was reserved by Surety Mortgage Company in deed made by it to Traxler Co. dated February 1, 1945, and recorded in Deed Book 273, at page 71, R. M. C. Office