

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Rev. E. D. Patton

SEND GREETING:

WHEREAS, I, the said Rev. E. D. Patton

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to J. Preston Charles, Jr.

in the full and just sum of Twenty-Five Hundred & No/100 (\$2500.00) Dollars to be paid: \$26.52 on the 16th day of May, 1945 and a like payment of \$26.52 on the 16th day of each succeeding month thereafter until paid in full, payments to be applied first to interest then to principal

with interest thereon from date at the rate of five (5%)

per cent. 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, then 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; said note further providing for an attorney's fee of ten (10%) per cent, of the amount due thereon

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and his Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

near the City of Greenville, and known as Lot No. 12 as shown on plat of Augusta Place, made by R. E. Dalton, Engineer, in May 1923, recorded in the R. M. C. Office for Greenville County in Plat Book Pages 128 and 129, and having according to said plat the following metes and bounds, to wit:

Beginning at a stake on the corner of Augusta Place Street and Lot No. 11, and running thence N. 26-30 W. 233.8 feet to a stake; thence N. 63-30 E. 60 feet to stake at the corner of Lot No. 13; thence S. 26-30 E. 228.4 feet to stake on Augusta Place Street; thence with said Street S. 58-30 W. 60.23 feet to the beginning corner; being the same property conveyed to the mortgagor by J. Preston Charles, Jr. by deed recorded herewith, and this mortgage is given to secure a portion of the purchase price.