

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. L. Teaster

SEND GREETING:

WHEREAS, I, W. L. Teaster, the said

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to Citizens Lumber Company, a Corporation,

in the full and just sum of Six Hundred and No/100 (\$600.00) Dollars to be paid: in monthly installments of \$10.00 each on the 12th day of each month hereafter, beginning May 12, 1945; said payments to be applied first to interest and then to principal until paid in full,

Handwritten: Paid 7/23/45
Citizens Lumber Co. Inc.

with interest thereon from date semi-annually monthly, as stated above at the rate of six (6%) per cent. per annum, to be computed and paid 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 its Successors and assigns, forever, all those certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

on Julian Avenue, Springfield Street and Welcome Road, near the City of Greenville, being Lots Nos. 17 and 39, and the southwestern half of Lots Nos. 18 and 29, as shown on Plat of the property of Rowley Yown, made by W. J. Riddle, recorded in the R. M. C. Office for Greenville County in Plat Book J at page 259, and described as follows:

BEGINNING at a stake at the Western corner of Julian Avenue and Springfield Street, and running thence with the northwestern side of Springfield Street S. 60-00 W. 379.5 feet to a stake on the northern corner of Welcome Road and Springfield Street; thence with the northeastern side of Welcome Road N. 30-52 W. 155 feet to a stake; thence N. 60-00 E. 378.8 feet to a stake on Julian Avenue; thence with the Southwestern side of Julian Avenue S. 31-05 E. 155 feet to the beginning corner; being the same premises conveyed to the mortgagor by C. M. Hunter by deed dated January 29, 1945, recorded in Book of Deeds 271 at page 368.

Stamp: SATISFIED AND CANCELLED
15 DAY OF APRIL 1945
R.M.C. FOR GREENVILLE COUNTY
NO. 31