

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }  
County of Greenville }

I, Annie S. McAbee

SEND GREETING:

WHEREAS, I the said Annie S. McAbee

in and by my certain promissory note in writing, of even date with these presents and well and truly indebted to The First National Bank of Greenville in the full and just sum of Sixty-Five Hundred and no/100 (\$ 6500.00 ) DOLLARS, to be paid at The First National Bank of Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four ( 4 ) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July, 1945 and on the 1st day of each month thereafter until the principal and interest are paid in full each year thereafter the sum of \$ 500.00 to be applied on the interest and principal of said note, said payments to continue monthly the aforesaid monthly payments of \$ 500.00 each are to be applied first to interest at the rate of four ( 4 ) per centum per annum on the principal sum of \$ 6500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event of default in the payment of any installment of principal, or any part thereof, as therein provided, the same shall bear simple interest from the date of default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof 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 collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its 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 ten (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 Annie S. McAbee The First National Bank of Greenville 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

ANNE S. McAbee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Annie S. McAbee in hand well and truly paid by The First National Bank of Greenville 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, sell and release unto the said The First National Bank of Greenville

All that certain lot of land, with buildings thereon, situate on the South side of Main Street, almost opposite the property known as and formerly owned by Chicora College, in the City of Greenville, State of South Carolina, having a frontage of Forty (40) feet, with a depth of One Hundred and Fifty (150) feet, and more particularly described as follows:-

BEGINNING on Main Street at the corner of D. L. Bramlett's (now or formerly) lot; thence Southward with said lot One Hundred Fifty (150) feet; thence Westward along a line parallel with Main Street Forty (40) feet; thence Northward along a line parallel to lot of D. L. Bramlett (now or formerly) One Hundred and Fifty (150) feet to Main Street; thence Eastward with Main Street Forty (40) feet. Butting and Bounding North on Main Street; East by lot now or formerly of D. L. Bramlett; South on property formerly of the Geer Drug Company, and West by strip of land or alley way Ten (10) feet wide, separating this lot from the lot now or formerly of B. E. Geer and B. H. Owen. Also a one-half interest in a strip of land Ten (10) feet wide by One Hundred and Fifty (150) feet lying between said described lot.

This property is subject, however, to the rights and privileges granted and released unto the Charleston and Western Railway Company for a right of way through and over a portion of the South End of the lot herein conveyed, said rights and privileges of said Railway Company being set forth in a grant heretofore executed by said West End Real Estate Company on the 10th day of April, 1920, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 60 at page 161, reference thereto being craved.

This is the same property conveyed to Annie S. Tassej (now Annie S. McAbee) and Dan Tassej by deed of J. C. Keys, Jr., et al, as Executors and Trustees under the will of James Crawford Keys, deceased, dated July 11, 1938 and recorded in the RMC Office for Greenville County in Deed Book 204 at page 477. Subsequently the said Dan Tassej died testate; December 1, 1939 and by the terms of his last will which is on file in the Office of the Probate Judge in Apartment 417, File 2, he devised the above property to Annie S. Tassej (now Annie S. McAbee)

*in full*  
*Greenville, S.C.*  
*The First National Bank of Greenville*  
*paid July 1, 1945*  
*The First National Bank of Greenville*  
*cancelle day of July 20 1948*