

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CAROLYN C. LIVINGSTON SEND GREETINGS:

Whereas, I the said Carolyn C. Livingston
in and by My certain Promissory note in writing, of even date with these presents, and
well and truly indebted to James L. Houser

in the full and just sum of Two Thousand & No/100
(\$ 2000.00) Dollars, to be paid September 1, 1945

with interest thereon from date until paid at the rate of 6 per cent per annum, to be computed and paid Annually

interest at same rate as principal; and if any portion of principal or interest be at any time paid 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 Carolyn C. Livingston

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said James L. Houser

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

the said Carolyn C. Livingston

in hand well and truly paid by the said James L. Houser

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 James L. Houser

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, containing Thirty Nine (39) acres, more or less, and being part of the Tract of land of A. L. Roper's, estate, with the following metes and bounds, to wit:

Beginning at the south side at an oak stump (gone) in or near the Keeler Mill Road and running with said road N. 14 W. 3 chains to bend in said road; thence N. 3 1/2 W. 5.50 chains to bend; thence N. 16 1/2 W. 5.44 chains to bend in said road; thence N. 28 W. 17.00 chains to bend; thence N. 18 W. 5.00 chains to bend; thence N. 3W. 9.00 chains to bend; thence N. 20 1/2 W. 1.70 chains to iron pin corner (in place of maple gone) : thence S. 292/3 W. 14.50 chains to stone corner; thence S. 34 3/4 E. 10/83 chains to iron pin corner; thence S. 17 1/2 E. 4.90 chains to bend in old road; thence running with said road S. 54 E. 4.20 to bend. thence S. 23 3/4 E. 5/83 chains to bend, thence S. 43 E. 5.50 chains to bend , thence S. 68 E. 7/25 chains to the beginning corner, adjoining lands of J. R. Keeler, J. N. Brown et al. The grantee agrees to pay taxes for the year 1939.

Oct. 2nd. 1945 -
For value received, I hereby transfer, set-over, and assign the within mortgage and the note secured thereby unto Guy B. Foster, his heirs and assigns, without recourse.
Witnesses
Arthur Roddy.
Ruth B. Reidt.
James L. Houser.

Assignment Recorded Oct. 2, 1945 at 3:27 P.M. # 11403.

10931
RECORDED AND CANCELLED BY
DAY OF June 11 1946
J. P. Bailey
GREENVILLE COUNTY, S. C.

Full
26-1946
Foster

Witness
J. P. Bailey
Houser