

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of Greenville }

I, J. H. Stroud,

SEND GREETING:

WHEREAS, I the said J. H. Stroud,

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to **SURETY MORTGAGE COMPANY** in the full and just sum of Seven Hundred Seventy-five ~~XXXXXX~~ five Hundred - (\$ 775.00) DOLLARS, to be paid at its Home Office in Greenville, S. C. together with interest thereon from Sept-20, 1945 ~~XXXX~~ until maturity at the rate of five (5) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 20th day of October, 1945 and on the 20th day of each month of each year thereafter the sum of \$ 27.54, to be applied on the interest and principal of said note, said payments to continue up to including the 20th day of February, 1948 and the balance of said principal and interest to be due and payable on the 20th day of March, 1948; the aforesaid monthly payments of \$ 27.54 each are to be applied first to interest at the rate of five (5) per centum per annum on the principal sum of \$ 775.00 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 default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such 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 suit or 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 J. H. Stroud in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **SURETY MORTGAGE COMPANY**

SURETY MORTGAGE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said J. H. Stroud in hand well and truly paid by said **SURETY MORTGAGE COMPANY** 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 **SURETY MORTGAGE COMPANY**

All those certain pieces, parcels or lots of land situated, lying and being at the southwest corner of the intersection of Arcadia Drive and the old National Highway leading from Greenville to Spartanburg, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots No. 7 and 8 of Block A on revised plat of Northgate Subdivision made by R. E. Dalton, Engineer, May, 1939, recorded in the R. M. C. office for Greenville County, S. C., in Plat Book M, page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of said old National Highway leading from Greenville to Spartanburg, S. C., and Arcadia Drive, and running thence along the south side of said Highway in a southwesterly direction 140 feet to an iron pin at joint front corner of Lots No. 8 and 9 of Block A; thence along the line of Lot No. 9 in a southeasterly direction 175 feet to an iron pin in line of Lot No. 6; thence with the line of Lot No. 6 in an easterly direction 130.5 feet to an iron pin on the west side of Arcadia Drive, joint corner of Lots No. 6 and 7; thence along the west side of Arcadia Drive in a northerly direction 175.2 feet to the beginning corner.

This is the same property conveyed to me by deed of Surety Mortgage Company of even date herewith, and this mortgage is given to secure the balance of the purchase price.

RECORDED AND CANCELLED BY
RECORD 4 DAY OF Dec 1947
Olle E. Starnes
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:50 O'CLOCK # 24278