

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lizzie Rhett Mauldin

SEND GREETING:

WHEREAS, I, the said Lizzie Rhett Mauldin

in and by my certain promissory note in writing, of even date with these presents on well and truly indebted to Caroline M. Howland

in the full and just sum of FOUR HUNDRED AND NO/100 - - - - - (\$400.00) - - - - - Dollars to be paid: on or before October 1st, 1945 (Subject to the provisions set out in note.)

with interest thereon from date (Subject to conditions in note.) at the rate of 3 1/2 per cent. per annum, to be computed and paid semi-annually 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 her Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville County, State aforesaid,

lying and being on the Southwest corner of Main and Washington Streets in the City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at the corner of lots formerly owned by T. W. Davis (Now occupied by Efird's Dept. Store) and running thence up Main Street 105.7 feet to Washington Street; thence with West Washington Street 120 feet, 5 inches, to corner of lot formerly known as Warehouse Lot; thence in a line parallel with South Main Street 105.7 feet to corner of lots formerly owned by T. W. Davis (Now Efird's Dept. Store); thence with line of said property and parallel with West Washington Street 120 feet, 5 inches to point of beginning.

It is understood that this mortgage is given to secure and indemnify the mortgagee herein against any loss that she might sustain by reason of mortgagor's failure to pay the interest on \$2,000.00 of the mortgage executed by Caroline M. Howland, et al, to First National Bank, as Trustee under the will of R. D. Dobson, deceased, in the sum of \$34,500.00, \$2,000.00 of the total account having been borrowed for the benefit of mortgagor; also against loss by failure to pay \$2,000.00 on principal debt when due.

It is further understood that the lien of this mortgage is junier to that of a mortgage executed to First National Bank, as Trustee, in the sum of \$34,500.00 of even date herewith, and is of equal rank to two other mortgages executed by the mortgagor of even date -- one to Mary L. Mauldin in the sum of \$400.00 and the other to W. L. Mauldin in the sum of \$400.00.

For Satisfaction See R. E. M. Book 991 Page 559

SATISFIED AND CANCELLED OF RECORD
15 DAY OF April 1945
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:26 O'CLOCK P. M. NO. 28711