

MORTGAGE OF REAL ESTATE - G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of GREENVILLE

GEORGE L. RANKIN and YVETTE KING RANKIN

SEND GREETING:

WHEREAS, we the said George L. Rankin and Yvette King Rankin

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to P. M. BEALER, JR. ~~SOUTHERN STATES BANK~~ in the full and just sum of Nine Thousand and no/100 (\$ 9,000.00) DOLLARS, to be paid at his Office in Charlotte, N.C. together with interest thereon from November 1, 1945 until maturity at the rate of three (3%) per centum per annum, said interest being payable in monthly installments as follows:

Beginning on the 1st day of December, 1945 and on the 1st day of each month of each year thereafter the sum of \$ 90.00, to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of October, 1950, and the balance of said principal and interest to be due and payable on the 1st day of November 1950; the aforesaid monthly payments of \$ 90.00 each are to be applied first to interest at the rate of three (3%) per centum per annum on the principal sum of \$ 9,000.00 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 we, the said George L. Rankin and Yvette King Rankin in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said P. M. Bealer, Jr. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said George L. Rankin and Yvette King Rankin in hand well and truly paid by the said P. M. Bealer, Jr. 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 P. M. Bealer, Jr.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Prentiss Avenue just outside the City of Greenville, and being Lot #11 of Block L on plat of subdivision of property of O. P. Mills recorded in Plat Book C at page 176, and having the following metes and bounds as shown by said plat:

BEGINNING at an iron pipe on the South side of Prentiss Avenue 65 ft. from Elm Street at the corner of Lot #12 as shown on said plat; thence along the South side of Prentiss Avenue S. 45-27 W. 65 ft. corner of Lot #10; thence with line of Lot #10 S. 44-33 E. 180 ft. to iron pipe on back line of lots; thence N. 45-27 E. 65 ft. to iron pipe corner of lot #12; thence with line of Lot #12 N. 44-33 W. 180 ft. to iron pipe on South side of Prentiss Avenue, the beginning.

This is the same property conveyed to George L. Rankin by deed of Sophia McAllister Stokes, and others, and thereafter said George L. Rankin conveyed an undivided one-half interest in the property to Yvette King Rankin by deed dated October 27, 1945, to be recorded herewith.

This Mortgage is assigned to American P.W. Bealer, Jr. P.M. Bealer, Jr. P.M. Bealer, Jr.

SATISFIED AND CANCELLED OF RECORD
8 DAY OF Dec 19 50
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 12:58 CLOCK P. M. NO. 29607

Assigned to American P.W. Bealer, Jr. in this Book - Page 84