

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:

I, J. C. BUSBY,

SEND GREETINGS:

Whereas, I, the said J. C. Busby

in and by my certain promissory note in writing, of even date with these presents, am

well and truly indebted to T. R. Hairston

in the full and just sum of Two Hundred Fifty and 99/100 (\$250.00) Dollars

to be paid as follows: Twelve (\$12.00) Dollars on the 19th day of December, 1945, and Twelve (\$12.00) Dollars on the 19th day of each and every month thereafter until paid in full; all payments to be applied first to the accumulated interest and the balance to reduction of the principal;

with interest thereon from date at the rate of six per centum per annum, to be computed and paid 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, 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 mortgage 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 J. C. Busby

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said T. R. Hairston,

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

the said J. C. Busby

in hand well and truly paid by the said T. R. Hairston

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

J. C. R. Hairston, his heirs and assigns:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the West side of 8th Avenue in Judson Mill No. 2 Village, being known and designated as Lot No. Fourteen (14), of Block "F", as shown on plat of Judson Mills No. 2 Village made by Dalton & Neves, Engineers, in March, 1939, which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "K", at pages 1 and 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pipe in the West side of 8th Avenue, joint corner of Lots Nos. 14 and 15, which iron pipe is 105 feet and 1 inch south of the southwest corner of the intersection of 8th Avenue and an unnamed street; and running thence with the line of Lot No. fifteen (15), S. 81-09 W. one hundred thirty-three and two-tenths (133.2) to an iron pipe in the rear line of Lot No. 1; thence with the rear line of Lots Nos. 1 and 2 S. 8-43 E. fifty (50) feet to an iron pipe joint rear corner of Lots Nos. 13 and 14; thence with the line of Lot No. thirteen (13), N. 81-09 E. one hundred thirty-three and three-tenths (133.3) feet to an iron pipe on the West side of 8th Avenue; thence with 8th Avenue N. 8-51 W. fifty (50) feet to the beginning corner, and being the same property this day conveyed to me by Marvin D. Price by deed to be yet recorded.

This mortgage is given to secure the balance of the purchase price of said property, and is to be considered a purchase money mortgage.

For Value Received I do hereby transfer all my right, title and interest in the within mortgage, to the Franklin Savings & Loan Company, Greenville, S.C.

This 15 day of January, 1946.

J. R. Hairston

Witness:
Helen J. Norris
Luis M. Holifield

Assignment Recorded April 6, 1946 at 10:50 A.M.

#5870