

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. S. REALTY CORPORATION

SEND GREETINGS:

Whereas, the said F. S. Realty Corporation
in and by its certain promissory note in writing, of even date with these presents, is
well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON

in the full and just sum of FORTY THOUSAND AND NO/100 (\$40,000.00) DOLLARS
to be paid as follows: \$2,000.00 semi-annually
commencing on the 2nd day of July, 1946, and thereafter on the 2nd day of each January and
July up to and including the 2nd day of July, 1955 and the balance of the principal on the 2nd
day of January, 1956.

with interest thereon from date at the rate of four per centum per annum, to be paid semi-annually
on the same dates as principal
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 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 mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that, the said F. S. Realty Corporation
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment
thereof to the said The South Carolina National Bank of Charleston

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it
the said F. S. Realty Corporation
in hand well and truly paid by the said The South Carolina National Bank of Charleston

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
The South Carolina National Bank of Charleston

All that certain piece, parcel, or tract of land with the buildings and improvements there-
on situate, lying and being in the City of Greenville, County of Greenville, State of South Caro-
line, on the West side of South Hudson Street, between Oscar Street and Meadow Street and having
according to a plat of property of William H. Bahan made by Dalton & Neves, Engineers, December
1945, the following metes and bounds, to-wit:

BEGINNING at an iron fence post at the Northwest intersection of South Hudson Street and
Meadow Street and running thence with the West side of South Hudson Street N. 22-38 E. 229.1 feet
to an iron fence post at the Southwest intersection of South Hudson Street and Oscar Street;
thence with the South side of Oscar Street N. 55-57 W. 136.2 feet to an iron fence post; thence
S. 34-09 W. 115.7 feet to an iron fence post; thence N. 58-23 W. 84.5 feet to an iron fence
post; thence S. 34-30 W. 105.6 feet to an iron pin in the North side of Meadow Street; thence
with the North side of Meadow Street S. 56-02 E. 267 feet to the beginning corner.

Being the same tract of land conveyed to the mortgagor herein by William H. Bahan by deed
dated January 2, 1946.

As additional security for the obligation evidenced by this mortgage and the note it secured
the mortgage herein hereby agrees to assign and set over to the mortgagee herein any and all
leases covering any portion of the within described premises or the improvements thereon, and to
notify the lessee or lessees in writing of such assignment.

SATISFIED AND CANCELLED OF RECORD
DAY OF JANUARY 1946
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:03 O'CLOCK P. M. NO. 402