

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

I, T. F. BRADFORD

SEND GREETING:

WHEREAS, I the said T. F. Bradford

*Paid in full  
mch 6, 1946  
John M. Waddill*

in and by ~~BY~~ certain promissory note in writing, of even date with these presents ~~and~~ well and truly indebted ~~to~~

JOHN M. WADDILL

~~in the full and just sum of Two Hundred Fifty~~

~~(\$ 250.00 ) DOLLARS, to be paid at the Office in Greenville, S. C. together with interest thereon from date~~

hereof until maturity at the rate of ~~six~~ (6%) per centum per annum, said principal and interest ~~to be~~ payable in ~~monthly~~ installments as follows:

Beginning on the ~~22nd~~ day of ~~February~~, 1946, and on the ~~22nd~~ day of ~~each~~

each year thereafter the sum of \$ ~~20.00~~, to be applied on the interest and principal of said note, said payments to continue ~~until~~

principal and interest are paid in full

~~XXXXXXXXXXXXXXXXXXXX~~; the aforesaid ~~monthly~~ payments of \$ ~~20.00~~ each are to be applied first to interest at the rate

of ~~six~~ (6%) per centum per annum on the principal sum of \$ ~~250.00~~ 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 T. F. Bradford

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~XXXXXXXXXXXXXXXXXXXX~~

John M. Waddill

~~XXXXXXXXXXXXXXXXXXXX~~ according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to ~~me~~

the said T. F. Bradford in hand well and truly paid by the said ~~XXXXXXXXXXXXXXXXXXXX~~ John M. Waddill

~~XXXXXXXXXXXXXXXXXXXX~~, 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 ~~XXXXXXXXXXXXXXXXXXXX~~ John M. Waddill, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the ~~Southwest~~ side of Grace Street, near the City of Greenville, State of South Carolina, being shown as Lot #34 on plat of property of E. G. Glenn made by C. M. Furman, Engineer, March 28, 1925, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book F, page 148, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Grace Street at joint ~~west~~ corner of Lots 33 and 34, and running thence with the line of Lot 33, S. 28-22 E. 150 feet to an iron pin; thence with the rear line of Lot #9, S. 61-38 W. 55 feet to an iron pin; thence with the line of Lot #35, N. 28-22 W. 150 feet to an iron pin on the Southeast side of Grace Street; thence with the Southeast side of Grace Street N. 61-38 E. 55 feet to the beginning corner.

This is the same lot conveyed to me by deed of John M. Waddill of even date herewith, and this mortgage is given to secure the unpaid portion of the purchase price.