MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVENCE-JARRARD CO.—GREENVILLE 51419

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, David G. Traxler SEND GREETINGS:

Whereas, I the said David G. Traxler

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

well and truly indebted to J. C. Roe

in the full and just sum of Two Thousand ($2000.00) Dollars, to be paid $500.00 on September 21, 1946, and

principal reduced by a li[illegible] every six months thereafter until the entire principal is paid in full

with interest thereon from date the rate of 5 per centum 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, 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 if same said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or 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 suit 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, David G. Traxler, in consideration of the said debt and sum of money aforesaid and for better securing the payment thereof to the said J. C. Roe

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

the said David G. Traxler

in hand well and truly paid by the said J. C. Roe

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. Roe

All that certain lot of land situate, lying and being in the County and State aforesaid about four miles from the City of Greenville on the National Highway in the vicinity known as Paris and being all of the same lot conveyed to T. M. and W. R. Groce by the Realty Corporation by deed bearing date of October 9, 1913, and recorded in R.M.C. Office for Greenville County in volume 25, page 21, together with 10 feet jointly owned by T. M. and W. R. Groce in Block A adjoining the above mentioned lot No. 21 and having the following metes and bounds:

BEGINNING at an iron pin on the National Highway, said pin being the corner of the lot owned by W. S. Bradley and runs thence with his line S. 32-45 E. 58.5 feet to an iron pin on the Southern Railway right-of-way; thence with said right-of-way N. 57-56 E. 57.7 feet to an iron pin on said Southern right-of-way; thence N. 35-44 W. 60.5 feet to an iron pin on the National Highway; thence with said highway S. 54-20 W. 35 feet to the beginning corner, this being the same land conveyed to the said mortgagor herein by J. C. Roe by his deed dated the [illegible] day of March, 1946, said deed not yet recorded.

This mortgage is given to secure the balance of the purchase price on the above described property.

SATISFACTION

STATE OF SOUTH CAROLINA
County

PERSONALLY appeared

SWORN TO before me this

Notary Public

SATISFIED AND CANCELLED OF RECORD 12 DAY OF June 1946
R.M.C. FOR GREENVILLE COUNTY, S. C.
BOOK 10 PAGE NO. 10072