

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

STATE OF SOUTH CAROLINA,
County of Greenville

R. T. Cash

SEND GREETING:

WHEREAS, I the said

R. T. Cash

in and by my certain promissory note in writing, of even date with these presents well and truly indebted to US BUILDING COMPANY...
Hundred Sixty-Three & 92/100ths (\$1363.92) DOLLARS, to be paid at 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 being payable in monthly installments as follows:

Beginning on the 1st day of April, 1946, and on the 1st day of each month thereafter the sum of \$ 21.23 to be applied on the interest and principal of said note, said payments to continue until the principal and interest are paid in full...
the aforesaid monthly payments of \$21.23 each are to be applied first to interest at the rate of Six (6%) per centum per annum on the principal sum of \$ 1363.92 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 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 R. T. Cash in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said US BUILDING COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

the said R. T. Cash in hand well and truly paid by the said US BUILDING COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and these Presents do grant, bargain, sell and release unto the said US BUILDING COMPANY, its successors and assigns forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northwest side of Melville Avenue, in the County of Greenville, State of South Carolina, being shown as Lot 20 on Plat of Aberdeen Highlands made by Dalton & Neves, Engineers, November 1941, revised June 1942, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Northwest side of Melville Avenue at joint front corner of Lots 19 and 20 and running thence with the line of Lot 19, N. 35-25 W. 195.5 feet to an iron pin; thence N. 51-31 E. 199 feet to an iron pin on the Northwest side of Melville Avenue; thence with the Northwest side of Melville Avenue, S. 54-25 W. 70 feet to the beginning corner.

This is the same property conveyed to me by US Building Company, by deed of even date herewith and this mortgage is given to secure the unpaid portion of the purchase price and is junior in rank to the lien of that mortgage given to US Building Company by Prudential Insurance Company, recorded in Mortgage Book 316 at Page 76 on which there is due \$3805.91.

Handwritten notes and signatures: "part of mortgage of R. T. Cash", "US Building", "23328", "RECORDED AND INDEXED DAY OF ...", "GREENVILLE COUNTY S.C."