

MORTGAGE OF REAL ESTATE - G.R.E.M. 2

PROVIDOR - JARRARD CO. - GREENVILLE 51419

THE STATE OF SOUTH CAROLINA,

County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, H. R. Rice and Miss Fronda Rice, SEND GREETINGS:

Whereas, we, the said H. R. Rice and Fronda Rice

in and by a certain promissory note of even date with these presents are

well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of Two Hundred Fifty and no/100

XXXXXXXXXXXXXXXXXXXX to be paid in full six months after date

The Farmers Bank of Simpsonville, S.C.
Per: D. L. Bramlett, Jr. President - Cashier

Ernest W. Greene
Francis Barnett

with interest thereon from maturity at the rate of 6 per centum per annum, to be computed and paid semi-annually,

in advance

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 mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that we, the said mortgagors

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

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

the said mortgagors

in hand well and truly paid by the said mortgagee

RECORDED AND CANCELLED BY
RECORDED DAY OF MARCH
Ollie Jackson
S. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK
#4767

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

Farmers Bank of Simpsonville:-

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, in the Town of Simpsonville, on the south side of South Pliny Circle, known and designated as Lot #35 of the subdivision known as League Estates, according to a plat made by W. J. Riddle, Surveyor, October, 1941, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book K at pages 111-112, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin at the southwest corner of the intersection of South Pliny Circle and North Church Street, and running thence along the west side of North Church Street S. 19-00 E. 164 feet; thence S. 64-50 W. 108.4 feet to pin, southeast corner of Lot #36; thence with line of Lot #36, N. 19-45 W. 168.6 feet to pin on south side of South Pliny Circle; thence along the south side of said circle N. 67-23 E. 108.6 feet to the beginning corner.

The above described lot is conveyed subject to the following restrictions:

1. No residence shall be built upon said property coating less than \$2,000.00.
2. Said property cannot be used except for residential purposes for a period of ten years.

this is the same lot conveyed to us by Jeff R. Richardson on the 26th day of March, 1946 (deed not yet recorded). It is also one of the lots conveyed to said Jeff R. Richardson by John Shell Ashmore on the 12th day of February, 1942, deed recorded in the office of RMC for Greenville County, S. C. in Book 242, page 361.