

MORTGAGE OF REAL ESTATE—G.R.E.M. 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, John W. Kerns, Sr. and Leone M. Kerns

SEND GREETING:

WHEREAS, we, the said John W. Kerns, Sr. and Leone M. Kerns

in and by our certain promissory note in full, of even date with these presents are well and truly indebted to W. S. Bradley

in the full and just sum of Thirteen Hundred Fifty & No/100 (\$1350.00) Dollars to be paid: \$35.00 on the 1st day of May, 1946, and a like payment of \$35.00 on the 1st day of each succeeding month until paid in full, with privilege of anticipatory payment at any time.

paid & satisfied this 1st day of July 1946
W. S. Bradley

with interest thereon from date at the rate of six (6%)

per cent. per annum, to be computed and paid monthly 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, then 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; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon.

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, 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 Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and his heirs and assigns, forever, all and singular that certain piece, parcel, lot or tract of land situated, lying and being in Butler Township, Greenville County, State of South Carolina,

on the western side of S. C. Highway No. 291, being shown as Lot No. 6 on plat of W. S. Bradley, made by Dalton and Neves in October, 1945, and having according to said plat the following metes and bounds to-wit:-

BEGINNING at an iron pin on the western side of S. C. Highway No. 291, at joint front corner of Lots Nos. 5 and 6, and running thence with line of Lot No. 6, S. 87-17 W. 574.6 ft. to iron pin in line of property now or formerly owned by W. W. Burgess; thence with line of said property, S. 7-32 E. 178 ft. to iron pin; thence N. 88-40 E. 576.6 ft. to iron pin on right-of-way of Highway No. 291; thence with the western side of said Highway N. 7-34 W. 192 ft. to the point of beginning being the same property conveyed to the mortgagors by W. S. Bradley by deed of even date, to be recorded herewith, and this mortgage is given to secure a portion of the purchase price.

SATISFIED AND PAID BY W. S. BRADLEY
RECORDED IN GREENVILLE COUNTY, S.C. BOOK 11, PAGE 112