

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA. |
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. Marion Kirby, Jr., of Greenville County, S. C., SEND GREETINGS:

Whereas, I the said W. Marion Kirby, Jr.,

in and by MY certain promissory note in writing, of even date with these presents, AM
well and truly indebted to J. R. Richardson

in the full and just sum of Four Hundred, Fifty and No/100 (\$450.00) Dollars
~~XXXXXXXXXXXXXXX~~ to be paid one (1) year after date,

*Satisfied and paid in full
8-19-47
J. R. Richardson*

with interest thereon from date at the rate of six per centum per annum, to be computed and paid 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 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 I, the said W. Marion Kirby, Jr.,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. R. Richardson

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

the said W. Marion Kirby, Jr.,

in hand well and truly paid by the said J. R. Richardson

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. R. Richardson, his Heirs and Assigns,

*Satisfied and paid in full
9-10-47
J. R. Richardson*
SATISFIED AND PAID IN FULL OF RECORD
9-10-47
AT 10 O'CLOCK A.M. NO. 16054

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 Pliney Circle, known and designated as Lot #31 of the subdivision known as "League Estates" according to a map thereof 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 map, the following metes and bounds to-wit:

BEGINNING at an iron pin on the south side of South Pliney Circle at the northeast corner of Lot #32, and running thence with the line of Lot #32, S. 19-00 E. 154.7 feet to a pin; thence N. 55-30 E. 111.6 feet to corner of Lot #30; thence with the line of Lot #30, N. 19-00 W. 147 feet to a pin on South Pliney Circle; thence along the south side of South Pliney Circle, S. 59-30 W. 110 feet to the beginning corner.

This is the same property conveyed to W. Marion Kirby, Jr., by J. R. Richardson by deed dated November 26, 1945, recorded in the R.M.C. Office for Greenville County, S. C., in Book of Deeds 284 at Page 137, and this mortgage is given to secure the payment of a portion of the purchase price.

It is understood and agreed that this mortgage is junior in lien to the mortgage executed by W. Marion Kirby, Jr. to L. L. Richardson dated November 26, 1945, in the amount of \$3000.00, recorded in the R.M.C. Office for Greenville County, S. C., in Book of Mortgages 340 at Page 52.