

MORTGAGE OF REAL ESTATE—G.R.E.M. 1

37271 PROVISION—JANUARY 06—GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. V. Adams

SEND GREETING:

WHEREAS, I, the said B. V. Adams

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Citizens Lumber Company

in the full and just sum of Six Hundred & No/100 (\$600.00) Dollars to be paid: in monthly installments of Fifteen & No/100 (\$15.00) Dollars each on the 25th day of each month hereafter, beginning May 25, 1946, said payments to be first applied to interest and then to principal until paid in full.

Paid Mar. 13-1947, Citizens Lumber Co. By: J. A. Roe, Pres

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

per cent. per annum, to be computed and paid 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 its successors

~~XXXXXX~~ and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

on the Southern side of Apopka Avenue, near the City of Greenville, being shown as Lot No. 32 on plat of Paris-Piney Park made by C. M. Furman, Jr., in June 1926, recorded in Plat Book "H" at Pages 19 and 20, and described as follows:

BEGINNING at a stake on the Southern side of Apopka Avenue 245.1 feet East from Paris Mountain Road at corner of Lot No. 31, and running thence with the line of said lot S. 34-30 W. 150 feet to a stake; thence N. 55-30 E. 50 feet to a stake at corner of Lot No. 33; thence with the line of said lot, N. 34-30 E. 150 feet to a stake on Apopka Avenue; thence with the Southern side of Apopka Avenue, N. 55-30 W. 50 feet to the beginning corner; being the same property conveyed to B. V. Adams by Palmetto Realty Corporation by deed dated June 17, 1941, recorded in Book of Deeds 242 at Page 98.

Also, all that other certain piece, parcel or tract of land situate in the State and County aforesaid in Greenville Township, on the Southern side of Apopka Avenue, near the City of Greenville, being shown as Lot No. 33 on plat of Paris-Piney Park made by C. M. Furman, Jr., in June 1926 and recorded in Plat Book "H" at Pages 19 and 20, and described as follows:-

BEGINNING at a stake on the Southern side of Apopka Avenue, 295.1 feet East from Paris Mountain Road at corner of Lot No. 32, and running thence with the line of said lot, S. 34-30 W. 150 feet to a stake; thence N. 55-30 E. 50 feet to a stake at corner of Lot No. 34; thence with the line of said lot, N. 34-30 E. 150 feet to a stake on Apopka Avenue; thence with the Southern side N. 55-30 W. 50 feet to the beginning corner; being the same property conveyed to B. V. Adams by Palmetto Realty Corporation by deed dated January 31, 1942, recorded in Volume 242 at Page 98.

This mortgage constitutes a first lien on the second lot hereinabove described and constitutes a second lien junior to the lien of the mortgage from B. V. Adams to Citizens Lumber Company in the sum of \$2,000.00, recorded in Volume 335 at Page 158, on the first lot hereinabove described.

RECORDED AND CANCELLED
13 DAY OF March 1947
Ollie J. Janss
R.M.C. FOR GREENVILLE COUNTY, S. C.
APR 12 3 06 CLOCK P.M. NO. 5002