

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO.,

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VERNON A. WARD

SEND GREETINGS:

Whereas, I the said Vernon A. Ward
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Arthur Gerard Ward

in the full and just sum of Three Thousand (\$3,000.00) - - - - -
Dollars, to be paid one year after date

with interest thereon from date at the rate of 1 1/2% 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 Vernon A. Ward
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Arthur Gerard Ward

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said Vernon A. Ward
in hand well and truly paid by the said Arthur Gerard Ward

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 Arthur Gerard Ward, his heirs and assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of Overbrook Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #4 on Plat of Tract #1 of Overbrook Land Company property, made by R. E. Dalton, Engineer, June 1924, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "J", Page 81, and having, according to said Plat and a recent survey made by Pickell & Pickell, Engineers, March 15, 1947, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Overbrook Road at joint front corner of Lots 4 and 5, said pin also being 470 feet North from the Northeast corner of the intersection of Overbrook Road with Brookside Avenue, and running thence along the East side of Overbrook Road, N. 18-48 E. 60 feet to an iron pin at corner of Lot #3; thence with the line of Lot 3, S. 77-58 E. 150 feet to an iron pin on the Southwest side of Park Street; thence with the Southwest side of Park Street, S. 24-27 E. 45 feet to an iron pin at corner of Lot 30; thence S. 29-01 W. 51.1 feet to an iron pin at corner of Lot #5; thence with the line of Lot 5, N. 69-19 W. 170.7 feet to an iron pin on the East side of Overbrook Road, the beginning corner.

This mortgage is junior in rank with the lien of that mortgage given by me to Shenandoah Life Insurance Co., Inc. for \$6100.00 dated March 17, 1947 to be recorded herewith.

For Satisfaction See R. E. M. Book 783 Page 121

INDEXED AND CANCELLED OF RECORD
16th DAY OF April 1959
Ollie J. Janssen
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:15 O'CLOCK P. M. NO. 27123