

MORTGAGE OF REAL ESTATE-G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of Greenville

HOWARD C. HELGERSON

SEND GREETING:

WHEREAS, I the said

Howard C. Helgerson

in and by MY certain promissory note in writing, of even date with these presents AM well and truly indebted to LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Two Thousand & no/100

(\$2,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., as follows: The sum of \$500.00 to be paid on the principal on the 15th day of January 1948, and the sum of \$500.00 on the 15th day of January

of each year thereafter until the principal indebtedness is paid in full, together with interest thereon from the date hereof until maturity at the rate of four and one-half (4 1/2%) per centum per annum, said principal and interest being payable in installments as follows: Beginning on the 15th day of January, 1948, and on the 15th day of each year thereafter the sum of \$500.00 to be applied on the interest and principal of said note, said payments to continue up to including annum to be computed and paid January 15, 1948 and annually thereafter until paid in full.

and the balance of each payment shall be applied to account of principal

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 ten (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 Howard C. Helgerson, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS and no/100 the said LIBERTY LIFE INSURANCE COMPANY, 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, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, forever:-

All that piece, parcel or tract of land in Butler Township, Greenville County, State of South Carolina, known and designated as Tract #3 of the property of William D. Young, according to a plat prepared by Dalton & Neves, Engineers, in April 1946, recorded in Plat Book B at page 143, in the R.M.C. Office for Greenville County, and lying on the North side of the Pelham Road and having the following metes and bounds, to-wit:-

BEGINNING at an iron pin, joint corner of Tracts 3 and 4 and running thence with said Pelham Road, N. 49-0 W. 300 feet to an iron pin, joint corner of Tracts 3 and 2, and running thence with the line of Tract 2, N. 45-02 E. 726 feet to an iron pin, joint corner with Tract 3A; thence with the line of Tract 3A, S. 49-0 E. 300 feet to an iron pin; thence with the line of Tract 4, S. 45-02 W. 726 feet to the point of beginning and containing 5 acres.

This is the same property conveyed to the mortgagor by deed of William D. Young dated April 24, 1946 and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 293 at page 418.

The above described tract is subject to the prior mortgage given by me to Liberty Life Insurance Company in the amount of \$12,000.00 dated April 24, 1946 recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 329 at page 205.

ALSO, all that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, and being known and designated as Lots 3, 4, 4-A on a plat of property of William D. Young made by Dalton & Neves, in April 1946, recorded in the R.M.C. Office for Greenville County in Plat Book "B" at page 143 and having according to said plat the following metes and bounds, courses and distances, to-wit:-

STARTING at a point on the North side of the Pelham Road at the joint corner of Lots Nos. 3 and 4 and running thence along the line of Lot No. 3 N. 45-02 E. 726 feet to the joint corner of Lot Nos. 4, 4-A, 3 and 3-A; thence with line of Lot No. 3, N. 49 W. 300 feet to a point at joint corner of Lots Nos. 3 and 3-A and on the line of Lot No. 2; thence with line of Lot No. 2, N. 45-02 E. 376.5 feet to an iron pin, corner of Bramlett land; thence S. 88-35 E. 367 feet to an iron pin corner of Rosemond land; thence S. 45-02 W. 1486.5 feet to a point at the side of the Pelham Road thence along said Pelham Road, N. 59-16 W. 195.5 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of William D. Young dated July 3, 1947 and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 315 at page 21.

Handwritten signatures and stamps including 'Satisfied and Cancelled' and 'M.C. FOR GREENVILLE COUNTY'.