

GREENVILLE COUNTY, S. C.

State of South Carolina,

AUG 3 5 1951

County of GREENVILLE

W. P. BEACHAM, SR.

SEND GREETING:

WHEREAS, I the said W. P. Beacham, Sr.

and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to Eva C. Russell

in the full and just sum of Nine Hundred and No/100- (\$900.00) DOLLARS, to be paid in Greenville, S. C., together with

interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in quarterly installments as follows:

Beginning on the 1st day of November, 1951, and on the 1st day of each February, May, August & November of each year thereafter the sum of \$82.50

Quarterly thereafter until paid in full, interest and principal of said note, said payments to continue

quarterly payments of \$82.50 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$900.00

so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly payment shall be applied on 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 hereof, 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 (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 W. P. Beacham, Sr.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said W. P. Beacham, Sr.

in hand and truly paid by the said at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Eva C. Russell, her 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 North side of Paris Mountain Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 45 on plat of the Perry property, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "O" at page 45, and having, according to said plat and a recent survey made by R. E. Dalton, Engineer, December 4, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Paris Mountain Avenue at joint front corner of Lots 44 and 45, said pin also being 70 feet east of the Northeast corner of the intersection of Paris Mountain Avenue and Belmont Avenue and running thence along the North side of Paris Mountain Avenue, N 84-28 E 65 feet to an iron pin; thence with the line of Lot 46, N 5-50 W 98 feet to an iron pin; thence with the line of Lot 43, S 87-45 W 65 feet to an iron pin; thence with the line of Lot 44, S 5-50 E 102 feet to an iron pin on the North side of Paris Mountain Avenue, the beginning corner.

This is the same property conveyed to me by deed of Willis W. Heath and Minnie Sides Heath, of even date to be recorded herewith.

This mortgage is junior in rank to that mortgage given by John E. Sloan to the Bank of Greenwood, Greenwood, S.C., in the original amount of \$6700.00, dated December 21, 1946, recorded in the R. M. C. Office for Greenville County, S.C., in Mortgage Book 356 at page 285.

18 Feb 54

Eva C. Russell

Bennie Lindsay

RECORDED AND CANCELLED OF RECORD

18 Feb 54

Quis Farnsworth

9:30 O'CLOCK, A.M. NO. 3702