

MORTGAGE OF REAL ESTATE—Prepared by P. Bradley Morrow, Jr., Attorney at Law, Greenville, S. C.

APR 12 12 49 PM 1952

The State of South Carolina,

County of GREENVILLE

JULIE F. BROWN
R.M.C.

To All Whom These Presents May Concern: I, CHARLES M. DENTON

SEND GREETING:

Whereas, I, the said CHARLES M. DENTON

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The South Carolina National Bank, as Trustee for the Retirement Plan of Union Bleachery,

hereinafter called the mortgagee(s), in the full and just sum of

TWELVE THOUSAND (\$12,000.00)

DOLLARS (\$ 12,000.00), to be paid

FOUR-HUNDRED FIFTY-SEVEN & 32/100 (\$457.32) DOLLARS on the 12th day of June, 1952, and thereafter a like sum on the 12th day of each succeeding September, December, March and June of each year until paid in full; with payments applied first to interest, balance to principal.

with interest thereon from date

at the rate of FIVE (5%)

percentum per annum, to be computed and paid

quarterly until paid in full; all interest not paid when due to bear interest at the 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; 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 The South Carolina National Bank, as Trustee for the Retirement Plan of Union Bleachery, its Successors and Assigns:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the corporate limits of the City of Greenville, County of Greenville, State of South Carolina, in that section known as "West Greenville" on the north side of the Old Pendleton Road (known now as Pendleton Street) being a portion of Lots 11, 12, 13 and 14 as shown on plat of sub-division known as "Providence," which plat is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book A, at page 411, and having according to a survey and plat entitled "Property of Charles M. Denton," prepared by W.D. Neves, Reg. Eng., in November, 1940, the following metes and bounds, to-wit:

BEGINNING at an X mark on the pavement on the north side of Old Pendleton Road (known now as Pendleton Street), at the corner of property now or formerly of Welborn and which point is 149 feet in a westerly direction from the northwest intersection of the Old Pendleton Road and Weedside Avenue; and running thence along the said Welborn line and partly through the center of a brick wall, N. 4-30 E. 78 feet to an iron pin in property now or formerly of Houston; thence along line of Houston, S. 85-30 W. 40 feet to an iron pin on the east side of a 9-foot alley; thence along the east side of said alley, S. 4-30 W. 77 feet to an X mark on the pavement at the northeast intersection of said 9-foot alley with the Old Pendleton Road; thence along the north side of the Old Pendleton Road, S. 85-30 E. 11 feet to an X mark on the pavement; thence continuing along the north side of said road, N. 85-30 E. 29 feet to point of beginning.