

BOOK 529 PAGE 412

MORTGAGE OF REAL ESTATE—(Patterson Form) W. A. Seybt & Co., Inc., Office Supplies, Greenville, S. C.

FILED GREENVILLE CO. S. C. MAY 8 5 04 PM 1952
FILED GREENVILLE CO. S. C. MAY 8 5 05 PM 1952
OLLIE FARNSWORTH R.M.C.

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: I, Rudie B. Gradick, herein called mortgagor
SEND GREETING:

Whereas, I, the said mortgagor
in and by my certain promissory note in writing, of even date with these Presents, being well and truly indebted to Violet G. Pinner, herein called mortgagee
in the full and just sum of Three-hundred fifty (\$350.00) and no/100 Dollars
to be paid one year from date

with interest thereon from date
at the rate of 6% per centum 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, 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 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 me, 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, sell and release unto the said mortgagee

All that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid about two and one half miles North of the City of Greenville, in Section known as Sans Souci, and lying on the east side of Perry Road, and being known and designated as Lot No. 7, according to a plat made by A. S. Bedell, and revised by C. M. Furman, Jr., being recorded in Plat Book C, Page 158, R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at a pin on the east side of Perry Road, joint corner with Lot 6 and running thence S. 74-26 E. 298.5' to a pin; thence N. 33-51 E. 59.25' to a pin; thence N. 74-26 W. 317' to a pin on the Perry Road; thence with said Perry Road, S. 14-50 W. 56.25' to the beginning corner.

It being the same property conveyed to the mortgagor June 11, 1920, by Traxler Real Estate Company, deed recorded in Vol. 80, Page 2, in R.M.C. Office, Greenville County.