

The State of South Carolina,  
County of GREENVILLE

DEC 30 4 06 PM 1952  
OLLIE FARNSWORTH  
REC'D

To All Whom These Presents May Concern:

SHEPSAL REALTY CORP.

SEND S GREETING:

Whereas, the said Shepsal Realty Corp., a corporation chartered under the laws of the State of South Carolina, having its principal place of business hereinafter called the mortgagor(s) in the City of Greenville in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to The South Carolina National Bank of Charleston (Greenville Branch) hereinafter called the mortgagee(s), in the full and just sum of One Hundred Four Thousand and No/100

----- DOLLARS (\$104,000.00), to be paid as follows: The sum of \$2,600.00 to be paid on the principal on the 22nd day of March, 1953 and the sum of \$2,600.00 on the 22nd day of June, September, December and March of each year thereafter until the principal indebtedness is paid in full.

, with interest thereon from date

at the rate of four and one-half (4½)

percentum per annum, to be computed and paid

March 22nd, 1953 and quarterly thereafter

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 , 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 it , 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 of Charleston (Greenville Branch), its Successors and Assigns, forever:

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in Greenville County, State of South Carolina, about one-fourth mile West of the town of Greer, S. C., containing 3.02 acres according to plat of the Property of H. A. Ford, prepared by H. S. Brockman, Surveyor, November 1947, which plat is recorded in the K. M. C. Office for Greenville County, S. C., in Plat Book "R", at Page 141, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin (the Northwesterly corner of said tract) at the center of the intersection of Moore Avenue and Hubert Street (formerly Franklin Street), and running thence along the center of Hubert Street (formerly Franklin Street), S. 54-35 E. 426 feet to an iron pin at center of intersection of Hubert Street (formerly Franklin Street) and an unnamed street; thence with said unnamed street, S. 26-05 W. 316 feet to an iron pin at Northwest intersection of said unnamed street and Carolina Avenue; thence along Northerly side of said avenue (formerly property line of Roberson), N. 56-41 W. 434.5 feet to an iron pin in center of Moore Avenue; thence with center of said Moore Avenue, N. 27-53 E. 329.5 feet to point of beginning.