

MORTGAGE OF REAL ESTATE—Prepared by E. P. Riley, Attorney at Law, Greenville, S. C.

BOOK 573 402

The State of South Carolina,

County of Greenville

To All Whom These Presents May Concern: I, James F. Nichols

SEND GREETING:

Whereas, I, the said James F. Nichols

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 First National Bank of Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Hundred -
- DOLLARS (\$ 1500.00), to be paid
ninety (90) days from date

, with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid

at maturity 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 First National Bank of Greenville, S. C.,

All that certain piece, parcel or lot of land, situate, lying and being in the county of Greenville, state of South Carolina, and being shown as all of Lot 9, and part of Lot 8, on plat of property of Berea Realty Company, prepared by John C. and J. Coke Smith, Reg. L. S., in March 1952, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in plat book BB, at page 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the intersection of two un-named County streets (as shown on said plat) which point is the Southwest corner of Lot No. 9; thence along the Eastern side of an un-named County street N. 39-30 W. 160 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence along the joint rear line of Lots 9, 10 and 11 N. 57-05 E. 77 feet to an iron pin at the joint rear corner of Lots No. 9 and 8; thence along the joint rear lines of Lots No. 8 and 11, N. 57-05 E. 33 feet to an iron pin in the rear line of Lot 8; thence along a new course through Lot No. 8 in a Southeasterly direction 161 feet, more or less, to an iron pin in the front line of Lot No. 8, which point is 30.25 feet N. 57-05 E. of the joint front corner of Lots No. 8 and 9; thence along an unnamed street S. 57-05 W. 100 feet to the point of beginning.