

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

The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern:

FRED B. CHILDRESS

SENDS GREETING:

Whereas, I, the said Fred B. Childress

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 Peoples National Bank of Greenville, South Carolina

hereinafter called the mortgagee(s), in the full and just sum of Six Thousand and No/100 - - - - - DOLLARS (\$ 6,000.00 ) to be paid

Four (4) months 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 The Peoples National Bank of Greenville, South Carolina, its successors and assigns:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southeast side of Dempsey Street, near the City of Greenville, in Greenville County, State of South Carolina, being shown and designated as Lot No. 11, on plat of Property of Homer Dempsey, prepared by W. D. McBrayer, Surveyor, dated March 25, 1940 and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "J", at page 195, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Dempsey Street, at the joint front corner of Lots 10 and 11 and running thence along the line of Lot 10, S. 67-30 E. 240 feet to an iron pin; thence S. 26-13 W. 58 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence along the line of Lot 12, N. 69-00 W. 247 feet to an iron pin on the Southeast side of Dempsey Street; thence along the Southeast side of Dempsey Street, N. 31-05 E. 70 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of John W. Peden dated January 7, 1954 and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 492, at page 119.

20 Jan  
Ellie Bernhardt  
RECORDED  
1954