

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

The State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 9 11 34 AM 1953

To All Whom These Presents May Concern:

WILLIAM L. WALKER

OLLIE FAIRBANKS
RECORDS

SEND GREETING:

Whereas, I, the said William L. Walker

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 MARY BALENTINE

hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand Five Hundred and No/100-----DOLLARS (\$7,500.00), to be paid

60 days after date,

, with interest thereon from date

at the rate of Five (5%) percentum per annum, to be computed and paid 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, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 ten (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 and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said MARY BALENTINE, her heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the South side of Waters Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 18 on plat of Pickwick Heights, made by Dalton & Neves, Engineers, March, 1950, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "X", at page 141, and having according to the said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Waters Avenue, joint front corner of Lots 18 and 19, and running thence with the line of Lot 19, S. 24-53 E., 131.5 feet to an iron pin; thence N. 65-07 E., 70 feet to an iron pin; thence with the line of Lot 17, N. 24-53 W., 131.5 feet to an iron pin on the South side of Waters Avenue; thence along the South side of Waters Avenue, S. 65-07 W., 70 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Jean M. Leland, to be recorded herewith.

RECORDED AND INDEXED BY
DAS
FOR GREENVILLE COUNTY, S. C.
APR 9 1953