

MORTGAGE OF REAL ESTATE BY A CORPORATION
Office of Rainey, Fain, Traylor & Horton, Attorneys at Law, Greenville, S. C.

GREENVILLE CO., S.C.

State of South Carolina

COUNTY OF GREENVILLE

MAR 13 11 12 AM 1961

To All Whom These Presents May Concern:

SCURRY & NIXON, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Scurry & Nixon, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Thirty Thousand and No/100 -----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

as follows: the sum of \$1500.00 to be paid on the principal on the 8th day of September, 1961, and the sum of \$1500.00 on the 8th day of March and September of each year thereafter, up to and including the 8th day of September, 1970, and the balance of the principal then remaining to be paid on the 8th day of March, 1971,

with interest from _____ date _____, at the rate of five & one-half (5½%) percentum until paid; interest to be computed and paid semi-annually

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 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 per cent of the indebtedness as attorney's fee, 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, 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 said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said

THORNWELL ORPHANAGE, CLINTON, SOUTH CAROLINA, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of South Main Street, in the City of Greenville, in Greenville County, S. C. being shown as Lot No. 6 on plat of property of Markley Realty Co. made by J. E. Serrine, Engineer, March 26, 1914, recorded in the RMC Office for Greenville County, S. C. in Plat Book C, page 143, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of South Main Street, at joint front corner of Lots 5 and 6, and runs thence along the line of Lot 5 and along the South edge of an alley, N. 69-30 W. 130.83 feet, more or less, to an iron pin on the East edge of a court and the corner of an alley; thence along said court, S. 20-30 W. 53 feet to an iron pin; thence along the North edge of an alley and along line of Lot 7, S. 69-30 E. 130.83 feet, more or less, to an iron pin on the West side of South Main Street; thence along the West side of South Main Street, N. 20-30 E. 53 feet to the beginning corner.