

STATE OF SOUTH CAROLINA

County of ~~Spartanburg~~
GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 910 PAGE 345

JAN 3 4 04 PM 1963

OLLIE BARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN,

Homer B. Bernen

(hereinafter called the Mortgagor) sends GREETINGS:

WHEREAS, the undersigned Mortgagor is indebted to **The Geer Drug Company**

hereinafter called the Mortgagee, in the principal sum of **Forty Thousand and No/100 (\$40,000.00)** Dollars, evidenced by my promissory note of even date herewith providing for the payment of interest from date until paid at the rate of **4 1/2%** per annum, the principal to be paid in 30 successive, semi-annual installments, the first 29 installments to be in the amount of \$1333.33 each, and the final or 30th installment to include the balance then due, with the first installment due six months from date. Accrued interest on the unpaid principal shall be paid semi-annually with principal payments. The maker shall have the privilege of anticipating payment of all or any part of the principal at any time. Said note provides also for accelerated maturity of the unpaid balance in case of default in any scheduled installment and for the payment of a reasonable attorney's fee of not less than 10% in case of suit or collection by attorney or litigation involving this debt or any security therefor reasonably requiring employment of counsel to protect or enforce any right or remedy of the holder.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money and for better securing the payment thereof to the Mortgagee, according to the condition of said note or obligation, and also, in consideration of the further sum of Three Dollars to the Mortgagor in hand paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt of which is acknowledged, the Mortgagor has Granted, Bargained, Sold and Released, and by these presents does Grant, Bargain, Sell and Release unto the said Mortgagee:

All that certain lot or parcel of land lying at the intersection of West Court Street and Laurens Street (formerly Jackson Street) in the City of Greenville, Greenville County, South Carolina, more particularly described as beginning at an iron peg on the southwest corner of West Court Street and Laurens Street (formerly Jackson Street), and running thence with West Court Street N. 70-20 W. 103.8 feet, more or less, to an iron pipe; thence S. 19-55 W. 117.5 feet, more or less, to an iron peg on the line of right of way of the Southern Railway; thence with said right of way S. 70-20 E. 103.9 feet, more or less, to an iron peg on Laurens Street (formerly Jackson Street); thence with said Laurens Street (formerly Jackson Street) N. 19-52 E. 117.5 feet, more or less, to the beginning corner, being known and described as Lot No. 3 of the property of B. E. Geer as Trustee, as shown on plat of H. Olin Jones in December, 1912, recorded in R.M.C. Office for Greenville County in Plat Book C at page 82.

This is the same property conveyed to The Geer Drug Company by deed of B. H. Owen dated December _____, 1930, and recorded January 22, 1931, in Deed Book 157, page 416, said R.M.C. Office, and is also the same property conveyed to the mortgagor herein by deed of The Geer Drug Company, to be recorded herewith.