

To All Whom These Presents May Concern: JULIA E. TRAXLER

SEND GREETING:

Whereas, I, the said Julia E. Traxler, in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Calvin Company in the full and just sum of Four Thousand and No/100 (\$4,000.00) - - - - -

Dollars, to be paid on or before August 10, 1974, repayable in quarterly installments of \$100.00 each quarter, the first payment of \$100.00 being due on November 10, 1963, and an equivalent amount on the 10th day of each third month thereafter, until the balance hereunder shall have been paid in full, with power in the maker hereof to anticipate and pay off, without penalty, any balance due hereunder at any time prior to maturity with interest thereon from August 10, 1963 on any unpaid balance at the rate of 5 1/2 per centum per annum, to be computed and paid quarterly

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 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 promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 Julia E. Traxler, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Calvin Company according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Julia E. Traxler, in hand well and truly paid by the said Calvin Company

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 Calvin Company, 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 Cammer Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 39 on plat of Augusta Road Hills, made by Dalton and Neves, Engineers, December, 1940, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "L", Pages 56 and 57, and having according to said plat and a recent survey made by R. E. Dalton, July 24, 1943, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeast side of Cammer Avenue at joint front corner of Lots No. 38 and 39, said pin also being 370 feet in a northeasterly direction from the point where the southeast side of Cammer Avenue intersects with the north side of Long Hill Street and running thence with the southeast side of Cammer Avenue N. 42-10 E. 60 feet to an iron pin at joint front corner of Lots 39 and 40; thence with the line of Lot 40, S. 47-50 E. 165 feet to an iron pin; thence with the rear line of Lot No. 54, S. 42-10 W. 60 feet to an iron pin;