

FILED
GREENVILLE CO. S. C.

BOOK 1253 PAGE 24

MORTGAGE OF REAL ESTATE BY A CORPORATION
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OCT 11 11 11 AM '74
ELIZABETH RIDDLE
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

United States Stores, Inc.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, United States Stores, 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 ---One Thousand and No/100 (\$1,000.00)---

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable October 10, 1974, repayable \$500.00 on October 10, 1973 and \$500.00 on October 10, 1974 reserving power in the maker hereof to anticipate and pay off any balance due hereunder at any time prior to maturity hereof without penalty

with interest from October 10, 1972, at the rate of Seven (7%)
percentum until paid; interest to be computed and paid 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 Julia E. Traxler, her heirs and assigns:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being situate on the South-easterly side of Woodland Way, within the City of Greenville, South Carolina, being known and designated as that portion of the Northern one-half (1/2) of Lot No. 210, adjacent to the Southeastern line of Lot No. 209, according to plat of Cleveland Forest, prepared by Dalton & Neves, in May, 1940, as revised through October, 1950, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M" at Pages 56 and 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Woodland Way, at joint front corner of Lots Nos. 209 and 210; thence along the joint line of the said Lots, S. 74-29 E. 250.4 feet to an iron pin at joint rear corner of Lots Nos. 209 and 210 on the Northwest side of a 20 foot alley; thence along said alley, on an angle, the chord of which is S. 8-33 W. 17.75 feet to an iron pin on the rear line of Lot No. 210; thence on a straight line through Lot No. 210, N. 75-46 W. 246.4 feet to an iron pin on the front line of Lot No. 210 on the Southeast side of Woodland Way; thence along said Woodland Way, N. 1-14 E. 25 feet to an iron pin at joint front corner of Lots Nos. 209 and 210, the point of beginning,