

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. O. Groce, of Greenville, S. C.

SEND GREETING:

WHEREAS, I, the said W. O. Groce

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to First National Bank, of Greenville, S. C., as Trustee under the will of R. D. Dobson, deceased in the full and just sum of SIX THOUSAND & NO/100 (\$6000.00) Dollars to be paid: two years after date

Paid and satisfied in full this the 5th day of July 1941 by J. H. Howell Trust Officer

SATISFIED AND CANCELLED OF RECORD
7th DAY OF July 1941
J. H. Howell Trust Officer
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
NO. 13020

with interest thereon from date at the per cent. 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, then 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; said note further providing for an attorney's fee of ten (10%) per cent, of the amount due thereon,

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagee, 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 the 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 said Mortgagee, 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 and release unto the said Mortgagee, and its successors in office, Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville County, State aforesaid,

in Greenville Township, at the Southwest corner of John and Echols Streets in the City of Greenville, said lot being shown as lot No. 14 Section 2, page 23 of the official block book of the city of Greenville, and having the following metes and bounds, to wit:

BEGINNING at a stake at the Southwest intersection of John and Echols streets, and running thence along John street S. 50 E. 138 feet to an iron pin, corner of lot 13; thence with the line of said lot S. 40 W. 165 feet to an iron pin; thence in a line parallel with John street N. 50 W. 182 feet to a stake on Echols street; thence with the Southeastern side of Echols street N. 50 E. 170 feet to the point of beginning. Said premises being the same property conveyed to W. O. Groce by Eliza A. Taylor, individually and as Executrix of the estate of George W. Taylor, by deed dated September 28th, 1922, and recorded in the R. M. C. office for Greenville County in Vol. 77 at page 22.