

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, Rena Graham Rixon

SEND GREETING:

WHEREAS, I, Rena Graham Rixon, the said

in and by my certain Promissory note in writing, of even date with these presents, well and truly indebted to J. H. Bruce

in the full and just sum of Thirty-five Hundred and No/100 -- (\$3500.00) -- Dollars to be paid: \$40.00 on October 10, 1945 and a like payment of \$40.00 on the 10th day of each successive month thereafter until paid in full, said payments to be first applied to interest and the balance to principal with the right to anticipate in multiples of \$100.00 on any interest paying date

with interest thereon from date at the rate of five (5) per cent. per annum, to be computed and paid monthly 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 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 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 his 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,

being known and designated as Lot No. 27 on Plat of North Hills, said plat being recorded in the Office of R. M. C. for Greenville County in Flat Book H at page 90, having the following metes and bounds:

"BEGINNING at an iron pin on the South side of Russell Avenue at a point 55 feet from the intersection of Russell Avenue and McDonald Street, and running thence S. 19-30 W. 140 feet to an iron pin; thence S. 70-30 E. 55 feet to an iron pin; thence N. 19-30 E. 140 feet to an iron pin on Russell Avenue; thence with Russell Avenue N. 70-30 W. 55 feet to the point of beginning."

Being the same property conveyed to mortgagor by J. H. Bruce by deed to be recorded herewith.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

7 of Apr 1953

J. H. Bruce

By: Eda S. Harrison

Witness:

SATISFIED AND CANCELLED OF RECORD
7th DAY OF April 1953
Ollie Jarneworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:45 O'CLOCK P. M. NO. 7932