

THE STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Mattie E. James and W.M. James of the County of Greenville, State of S.C. SEND GREETING:

WHEREAS, We, the said Mattie E. James and W.M. James
in and by OUR certain Promissory note in writing, of
even date with these presents, are well and truly indebted to

Piedmont Savings and Trust Company, a corporation

in the full and just sum of Six thousand and no 100

Dollars, to be paid six months after date hereof, with discount before and interest
after maturity

with interest thereon from the 5th day of April 1926 at the rate of 7 per cent. per annum to be
computed and paid semi-annually in advance

until paid in full; and interest not paid when due to bear interest at the 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 per cent of amount due

besides all costs and expenses of collection, to be added to
the amount due on said note, 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, as will more fully appear.

NOW, KNOW ALL MEN, That we the said Mattie E. James and W.M. James

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Piedmont Savings & Trust Company

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said

Mattie E. James and W.M. James

in hand well and truly paid by the said

Piedmont Savings & Trust 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 Piedmont Savings & Trust Company, All that piece, parcel or lot

of land in the State and County aforesaid, about three miles northwest of the City of Greenville, and being a part of the Sans Souci lands, having the following metes and bounds to-wit: Beginning at an iron pin on the west side of Clarendon Avenue, and what is now L.O. Patterson's corner; thence with Clarendon Avenue N. 46-10 E. 200 feet to an iron pin and what is now Stradley's corner; thence N. 43-50 W. 561 feet to a stake on Country Club's line; thence with Country Club's line N. 65-30 W. 5 feet and 4-1/2 inches to a stake; thence still with Country Club's line S. 72 W. 222 feet to a stake corner, also Patterson's corner; thence with Patterson's line S. 43-50 E. 658 feet to a stake on Clarendon Avenue, containing Two and one-half (2-1/2) acres, more or less, and being in accordance with plat made by F.G. Rogers D.S. This is the same lot of land conveyed to W.M. James by Colonia Company by deed dated Nov. 25th, 1911; deed recorded in R.M.C. Office for Greenville County, S.C. in Vol. 16, page 233.

Mrs. Mattie E. James owns approximately one-half of this lot. See deed of W.M. James to Mattie E. James dated July 30th, 1912, and recorded in R.M.C. Office for Greenville County S.C., in deed book Vol. 20, page 306. The other one-half is owned by the said W.M. James.