

THE STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jas M. Richardson,

SEND GREETING:

WHEREAS, I, Jas M. Richardson, the said Jas M. Richardson
in and by my certain promissory note in writing, of
even date with these presents, am well and truly indebted to

F. F. Beattie

in the full and just sum of Four thousand seven hundred ninety two and 5/100 Dollars
Dollars, to be paid Twenty three hundred ninety six and 25/100 (\$2396.25)
Dollars in one year after date and twenty three hundred ninety
six and 25/100 (\$2396.25) Dollars two years after date.

with interest thereon from Date at the rate of 7% per cent. per annum to be
computed and paid annually

until paid in full; all 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.

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 I, Jas M. Richardson the said Jas M. Richardson

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

F. F. Beattie

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

Jas. M. Richardson

in hand well and truly paid by the said F. F. Beattie

at and before the signing of these Presents, the receipt whereof I hereby acknowledge, have granted, bargained, sold and released, and by these Presents do grant,
bargain, sell and release unto the said F. F. Beattie

*This Mortgage is in full
paid by F. F. Beattie
this 13th day of May 1928*

all that certain piece parcel or lot of land lying
and being situate in the city of Greenville, County
and State aforesaid on the north side of Pendleton Street
between Wardlaw Street and the C. & G. Railway tracks
and known as a part of lot #1 of a division of the land of
Thos J. Jones deceased, and having the following meters and
boundaries: Beginning at an iron pin on Pendleton Street
corner of W. J. Straub's property and running thence with
his line N 19 1/2 W 101 feet to stake; thence to stake, thence
S 76 1/2 W 42.6 feet to stake 20 feet from an alley thence S 19 1/2
E 110 feet to Pendleton Street; thence with line of Pendleton
Street N 70 1/2 E 42.6 feet to beginning corner, being the same
lot of land conveyed to me by F. F. Beattie and being the
same conveyed to him by W. A. Bates by deed dated March
31st 1916 and recorded in the office of R. M. C. for Greenville
County in Book 39 at Page 263. and this obligation is made
to secure balance due upon purchase price of said lot of
land. and the mortgage herein does not warrant title of the
tract of land above described except as to such an extent as
the same was warranted to him by the said F. F. Beattie

It is understood and agreed that the mortgagee and mortgagee
will prorate the taxes, state, county and city on the above
described lot of land for the year 1919. that is F. F. Beattie shall
pay three fourths of such taxes and Jas M. Richardson
shall pay one-fourth thereof.