

THE STATE OF SOUTH CAROLINA,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James T. Franklin of the County and State aforesaid

SEND GREETING:

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

H. K. Townes in the full and just sum of Three Hundred thirty - Six + 50/100 (\$336.50) Dollars, to be paid on November 15th 1921

with interest thereon from date at the rate of Eight per cent. per annum to be computed and paid in advance

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. (10%)

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

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

James T. Franklin in hand well and truly paid by the said H. K. Townes

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 H. K. Townes

all those pieces parcel or tracts of land known as Lots nos. 2 and 3 Block C of the Sterling Annex, said Sterling Annex being located just beyond the limits of the City of Greenville South of Jenkins street and adjoining the property formerly known as Sterling College, a plat of said Sterling Annex is recorded in Plat D page no. 9 and transferred to book C, page 81, by reference to said plat the dimensions of lots 2 and 3 of Block C, will be found as follows; Beginning on the north side of Valentine Street 88 3/10 feet from Maloy street, thence N. 23-42 W. 100 feet to an iron pin; thence with line of lot no. 4 N. 53-45 E. 456.25 feet to an iron pin; thence S. 24-05 E. 100 feet; thence S. 53-45 W. 156.8 feet to the beginning corner and being the same lots conveyed to me by Thos. F. Parker by deed dated October 8th. 1914, and recorded in Volume 27 page 409, R. M. C. office for Greenville County. Also all that certain lot in Greenville Township, County and State aforesaid near the corporate limits of the City of Greenville being lot no. 1 of Block "C" represented by plat of Sterling Annex, plat recorded in plat book C, page 81, beginning at the northeast corner of Valentine to Maloy streets, thence along Maloy street N. 48-25 E. 164.7 feet to corner lot no. 10; thence N. 24-05 W. 47 feet to corner of Lot no. 2; thence S. 64-44 W. 156.8 feet to Valentine street; thence with Valentine Street S. 23-42 E. 88.3 feet to the beginning corner, being same lot conveyed to me by Maria C. Davis, deed recorded in Volume 45 page 495, R. M. C. office for Greenville County. Also, all that piece, parcel or tract of land situate lying and being in the County and State aforesaid on the old Anderson road about 4 1/2 miles Southeast of the City of Greenville, containing 14.9 acres more or less and having the following meter and bounds, as is shown by a plat made by H. Olin Jones dated December 1912, of the Conyers, Gower and Furman lands, to-wit; Beginning at an iron pipe on the said Anderson Road, corner Thompkin's land and running thence with Thompkin's land S. 31-25 E. 1236.6 feet to an iron pipe, corner Thompkin's and Chandler's land; thence with Chandler's land N. 87-14 E. 652 feet to an iron pipe, corner Chandler's and Cureton's land; thence with Cureton's land N. 37-31 W. 1483.5 feet to an iron pipe on Anderson road; thence with Anderson road S. 73-28 W. 993 feet to an iron pipe; thence still with Anderson Road S. 67-35 W. 320.2 feet to the point of beginning, and being the same tract of land conveyed to me by W. P. Conyers, J. C. Gower and Dave Furman by their deed dated November 8th. 1919, and recorded in Volume 56, page 197, R. M. C. office for Greenville County.