

THE STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Sal Knigoff, the said Sal Knigoff SEND GREETING:

in and by my certain promissory note in writing, of even date with these presents, Irene M. Baker well and truly indebted to

in the full and just sum of Twenty Thousand (\$20,000.00)

Dollars, to be paid all or before two (2) 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said Sal Knigoff

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

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Sal Knigoff in hand, well and truly paid by the said Irene M. Baker

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 Irene M. Baker

All that certain lot or parcel of land situate lying and being in the City of Greenville, County and State aforesaid on the east side of North Main Street in the block between Coffee & Washington Streets and having according to plat made by W. B. Dalton Engineer, September 1923, the following metes and bounds, to-wit: Beginning at a point on east side of Main Street in center of a wall which point is 93 feet 10 1/2 inches south of the southeast corner of Main and Coffee Streets, and is the joint corner of land herein conveyed and land this day conveyed to W. D. Parrish and J. C. Hawer, and running thence with the center of said wall and beyond said wall S. 70-50 E. 96 feet to an iron pin thence with line of Parrish & Hawer S. 20 W. 6 feet 5 inches to an iron pin on an alley thence with said alley S. 20 W. 9 feet 6 inches to a point on the northern side of a wall thence along the northern side of said wall N. 71-26 W. 16 feet 4 inches to a point on said wall thence entering a wall S. 19-50 W. 4 inches to a point in said wall thence along a line 4 inches south of the northern side of said wall and along a line in the center of another wall N. 70-50 W. 79 feet 8 inches to a point on the eastern side of North Main Street in center of a wall which point is 110 feet 3 1/2 inches south of the southeast corner of Main and Coffee Streets thence with the eastern side of North Main Street N. 20 E. 16 feet 5 inches to the point of beginning, and being the same property this day conveyed to me by the mortgage This mortgage is given to secure a portion of the purchase price of the above described property.

Irene M. Baker

Greenville S.C. Sep. 2nd 1924