

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. L. Baldwin of Greenville, S. C. SEND GREETING:

WHEREAS, *I*, the said *R. L. Baldwin*
in and by *my* certain *promissory* note in writing, of
even date with these presents, *am* well and truly indebted to

C. H. Guenter and F. E. Schroder
in the full and just sum of *Twelve hundred (\$1200.00)*
Dollars, to be paid *eighteen (18) months after date*

with interest thereon, from *February 2, 1925* at the rate of *8* per cent. per annum, to be
computed and paid *semi-monthly* until paid in full; *an* 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 *reasonable amount* 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 to be placed in the hands of an attorney for collection, or of 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*, the said *R. L. Baldwin*
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
C. H. Guenter and F. E. Schroder
according to the terms of said note, and also in consideration of the further sum of Three Dollars, to *me*, the said
R. L. Baldwin
in hand well and truly paid by the said *C. H. Guenter and F. E. Schroder*

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 *C. H. Guenter and F. E. Schroder*:

undivided interests, all that piece, parcel lot or tract of land, lying, situate and being in Greenville Township, state and county aforesaid, and being known and designated as lot No. 7 Block A, on plat of Mountain View Land Co; said plat recorded in office of Register of Mesne Conveyances for state and county aforesaid in plat Book A, at pages 396-397, and having the following meter and bounds: to-wit:

Beginning at a point on west side of Bunscombe Road at joint corner of lots Nos. 7 and 8, and running thence in a westerly direction 187 feet to a pin on a ten foot alley, joint corners of lots Nos. 7 and 8; thence in a southerly direction along said alley 50 feet to a point joint corners of lots nos. 6 and 7; thence in an westerly direction along line of lot No. 6: 188 feet to a pin on Bunscombe road; thence along said Bunscombe road in a northerly direction fifty feet to the beginning point and being the same tract of land conveyed to me by said mortgages Feby 2, 1925 and it is understood and agreed that this mortgage is given to secure a part of the purchase price for said conveyance.

It is also understood and agreed that this is a second mortgage over the within premises, being junior to mortgage given by me to Mechanics Building & Loan Association for \$4000.00 under date of February 2, 1925.

As a further part consideration for the credit herein and by deed of said C. H. Guenter and F. E. Schroder, dated February 2, 1925 covering the within described premises mortgage herein further assigns, all of his right, title and interest in and to forty (40) shares of Mechanics Building & Loan Association stock - 44 series, to the said C. H. Guenter and F. E. Schroder, subject to a previous assignment hereinbefore made to Mr. J. A. Smith, Secretary said association.