

WALKER, EVANS & COBURN CO., CHARLESTON, S. C. 44709

STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, D. J. Martin of the County of Greenville in the State aforesaid, hereinafter called the Mortgagor, send greetings:

WHEREAS, the Mortgagor is well and truly indebted to THE INDUSTRIAL BANK OF RICHMOND a corporation organized and existing under the laws of the State of Virginia, with its principal office in the City of Richmond, hereinafter called the Mortgagee, in the full and just sum of Seven hundred Fifty Dollars (\$ 750.00) for money lent, as evidenced by one certain promissory notes, signed by D. J. Martin of even date herewith, payable to bearer, at office of the Mortgagee, at Richmond, Va., in the amounts and to become due as follows:

Twelve & 5/100 (\$ 12.50) Dollars on the 15th day of April, 1929 and Twelve & 5/100 (\$ 12.50) Dollars on the 15th day of each and every month thereafter for fifty-nine (59) months and providing for interest at the rate of 8 per centum per annum payable monthly, to be paid on the amount of each installment from its due date until it is paid.

RECORDED JULY 6 - 30 33
E. J. ...
D. J. Martin

Each of the notes provides for the payment of fifteen per cent. of the amount due thereon when collected, as an attorney's fee for said collection, if, after maturity and default in the payment, it be placed in the hands of an attorney for collection, and contains a waiver of presentment, demand, protest, and notice of dishonor, protest and extension, and provides for the payment of interest at eight per centum per annum after maturity, as by reference to said notes will more fully appear.

NOW, KNOW ALL MEN that the Mortgagor in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereon, as well as the payment when due by the Mortgagor to the Mortgagee of all other sums becoming due under the terms of said notes and of this Mortgage, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and released, and by these presents doth grant, bargain, sell and release, unto the Mortgagee, its successors and assigns, forever, all of the following described real estate, situate, lying and being in the County of Greenville, State of South Carolina, particularly described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid on the South side of Clarendon Avenue, near the City of Greenville, being known and designated as lot No. 1 of the property of D. J. Martin as shown on plat recorded in the R.M.C. Office for said County and State in Plat Book "N" at page 139, and having according to a survey made in March, 1929 by H. M. East, Engineer, the following metes and bounds to wit:

Beginning at an iron pin on the South side of Clarendon Avenue, which pin is 635 feet southwest of the intersection of Clarendon Avenue and Franklin Road, and running thence S. 39-36 E. 215 feet to an iron pin; thence S. 58-00 W. 64.6 feet to an iron pin on the East side of a 10 foot alley; thence with the East side of said alley N. 43-50 W. 200 feet to an iron pin on the South side of Clarendon Ave.; thence with the South side of said Avenue, N. 46-10 E. 80 feet to the point of beginning, being one of the lots of land conveyed to the Mortgagor by deed of Colonia Land Company, dated November 14, 1928, and recorded in Volume 147 at page 203, subject to a prior mortgage from D. J. Martin to Mortgage Corporation of Virginia recorded in Book 160 Page 133.

Said notes provides for the payment, to the extent permitted by law, of ten per cent of the amount of the principal and interest due thereon, when collected, if after maturity it be placed in the hands of an attorney for collection, and contains a waiver of protest, presentment and notice of dishonor, and a waiver of the benefit of any exemption under the homestead exemption laws, and is identified by the signature of the second party in the margin, and also provides