

JUL 27 10 30 AM 1948

State of South Carolina,

OLLIE FARNSWORTH  
R. M. C.

VOL 395 PAGE 429

COUNTY OF GREENVILLE

To all Whom These Presents May Concern:

We, John William Kerns, Sr. and Leone M. Kerns

SEND GREETING:

Whereas, we the said John Williams Kerns, Sr. and Leone M. Kerns

in and by our certain Promissory note in writing, of even date with these presents,  
are well and truly indebted to Harry M. Crosswell

in the full and just sum of Nine Hundred and No/100 (\$900.00) Dollars  
, to be paid \$75.00 per month on principal on the 27th day of each month  
hereafter Beginning August 27, 1948

, with interest thereon from date  
at the rate of Six (6%) per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as prin-  
cipal; 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 (10%) per cent. of the amount  
due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and 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, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagee..... in consideration of the said debt and sum of  
money aforesaid, and for the better securing the payment thereof to the said Mortgagee..... according to the terms  
of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagee..... in  
hand well and truly paid by the said Mortgagee....., at and before the signing of these Presents, the receipt where-  
of is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain  
and release unto the said Mortgagee....., and, his Heirs and Assigns forever, all and singular that  
certain piece, parcel, lot or tract of land situate, lying and being in Austin Township, Greenville

County, State aforesaid, being known and designated as lot # 3 on Map  
of Parkins Mill Subdivision of the property of the Greater Greenville Sewer District  
made by Dalton & Neves, Engineers, in August 1942, recorded in the R.M.C. Office for  
Greenville County in Plat Book "M", at Page 119, and having according to said plat,  
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Parkins Mill Road at the joint  
corner of lots # 2 and 3, said point being 214. feet in a Southeasterly direction  
from the intersection of Parkins Mill Road and Earle Boulevard, and running thence  
with the line of lot # 2 and beyond, N. 40 E. 300 feet to an iron pin, corner; thence  
S. 50 E. 107 feet to an iron pin, corner of lot # 4; thence with the line of lot # 4,  
S. 40 W. 300 feet to an iron pin on Parkins Mill Road; thence with the Northeastern  
side of Parkins Mill Road, N. 50 W. 107 feet to the point of beginning."

It is understood and agreed that this mortgage is junior in lien to a mortgage this  
day executed to Fidelity Federal Savings & Loan Association in the sum of \$6000.00.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said  
Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and his

Heirs and Assigns forever, And we do hereby bind ourselves, our  
Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said  
Mortgagee and his Heirs and Assigns, from and against us and our

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming  
or to claim same or any part thereof.

*Paid and Satisfied  
August 6th. 1949  
Harry M. Crosswell.*

*Witness  
J. C. Gower  
F. L. Cheatham.*

*30  
Ollie Farnsworth  
1/13 August 49  
P.*