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The State of South Carolina,

County of Greenville.

Harris Andrews

To All Whom These Presents May Concern:

B. M.C.

BEN TURNER, JR., and ANNE W. TURNER

Whereas, we , the said Ben Turner, Jr., and Anne W. Turner, hereinafter called the mortgagor(s)

in and by our certain promissory note in writing, of even date with these presents, indebted to C. S. Fox and H. C. Smith

rb well and truly

hereinafter called the mortgagee(s), in the full and just sum of Two Hundred Forty-times -

DOLLARS (\$ 243.00

as follows: the sum of \$100.00 to be paid on the first day of October, 1948, the sum of \$50.00 to be paid on the first day of November, 1948, the sum of \$25.00 to be paid on the first day of December, 1948 and the sum of \$25.00 to be paid on the first day of each month thereafter until paid in full; the aforesaid monthly payments are to be applied first to interest on the sum of \$243.00 or the principal balance then remaining due from date at five (5%) per cent to be paid monthly and the balance of said payment to be applied on principal,

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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 mortgage (s) promise 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 we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt wherof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said C. S. Fox and M. C. Smith, their heirs and assigns, forever:

All that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the Northwest side of Crove Road in that area recently annexed to the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot #24, the Southwest one-half of Lot #23 and the Northeast one-half of Lot #25 on plat of Grove Park, made by W. J. Riddle, Surveyor, April 1939, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, pages 68 and 69 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Grove Road in center of line of Lot 25, said pin being 212.5 feet in a Northeasterly direction from the point where the Northwest side of Grove Road intersects with the Northeast side of Brookway Drive, and running thence through the center of Lot 25, N. 53-28 W. 170 feet to an iron pin on the Southeast side of Service Drive; thence with Service Drive, N. 36-32 E. 50 feet to an iron pin on Service Drive in the center of the rear line of Lot 23; thence through the center of Lot 23, S. 53-28 E. 170 feet to an iron pin on the Northwest side of Grove Road in the center of the front line of Lot 23; thence along the Northwest side of Grove Road, S. 36-32 N. 50 feet to the beginning corner.

ALSO, one 1948 light tan Ford Club Coupe Sedan bearing motor number 2299448 and 1948 South Carolina License Number D-133716 owned by the mortgagors, Ben Turner, Jr., and Anne W. Turner, and located at 324 Grove Road, Creenville, S. C.

(Over)