

STATE OF SOUTH CAROLINA,

County of Greenville

OCT 27 11 03 AM 1955

ELLIE FARNSWORTH
R.M.C.

To all Whom These Presents May Concern:

WHEREAS I, Ernest A. Gross, of Greenville County, am well and truly indebted to John A. Carson

in the full and just sum of Six Thousand and No/100 - - - - - (\$ 6,000.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Fifty-Five and No/100 - (\$55.00) Dollars each, beginning on the 26th day of November, 1950 and continuing on the 26th day of each and every successive calendar month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of 5 1/2 % per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Ernest A. Gross

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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

John A. Carson, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, School District 7-ID, now within the corporate limits of the City of Greenville, and being known and designated as Lot No. 98 on a plat of the property of John A. Carson as recorded in the R. M. C. office for Greenville County in Plat Book W, at page 143, which plat is a re-subdivision of a portion of Dixie Heights, as shown on plat recorded in the R. M. C. office for Greenville County in Plat Book H, at page 46, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Lowndes Avenue and Lowndes Hill Road, and running thence along the North side of Lowndes Hill Road, S. 89-45 E. 204.1 feet to an iron pin; thence continuing along the North side of the Lowndes Hill Road, S. 83-00 E. 8.3 feet to an iron pin at the rear corner of a lot numbered 96-97 on the Carson plat; thence along the line of that lot, N. 46-48 W. 151.6 feet to an iron pin on the Southeast side of Lowndes Avenue; thence along the line of said Lowndes Avenue, S. 45-12 W. 144 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to me by John A. Carson by deed of even date herewith, not yet recorded.

It is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor shall keep the premises herein described in good repair, and should he fail to do so, the mortgagee, its successors or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest, in twelve equal monthly instalments in addition to regular monthly payments.

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

John A. Carson, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

The debt hereby secured is paid in full and the lien of this 30th day of September, 1954.
Witness: City and Bank Fountain Inn, S. C.
Geo. P. Wrench By: James B. White, Vice Pres.
Witness: Nancy B. Latta
2 Oct. 54
Ollie Farnsworth
4:50 A. 22406