

The State of South Carolina,
COUNTY OF GREENVILLE

APR 14 4 26 PM 1961

CLERK OF COURTS

To All Whom These Presents May Concern:

MARGIE H. BURGESS

SEND GREETING:

Whereas, I, the said MARGIE H. BURGESS

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to MARGIE H. BURGESS, AS GUARDIAN FOR
CHARLOTTE ANN BURGESS,

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand Seven Hundred

Fifty and No/100----- DOLLARS (\$ 15,750.00), to be paid

on September 22, 1968, or whenever the property described herein is sold, whichever shall be the first to occur;

with interest thereon from date

at the rate of five (5%) monthly
interest at the same rate as principal.

percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 its 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 mortgagor promises to pay all costs and expenses including ten (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 I, 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 me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said MARGIE H. BURGESS, AS GUARDIAN FOR CHARLOTTE ANN BURGESS, her successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of Ridgeland Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 19 and the Eastern portion of Lot No. 20 on plat of Cleveland Terrace made by Dalton & Neves, Engineers, February, 1926, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, at page 210, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Ridgeland Avenue at joint front corner of Lots 18 and 19, and runs thence along the line of Lot 18, N. 9-31 E., 157 feet to an iron pin on the South side of a 15-foot alley; thence along said alley, N. 69-18 W., 102.5 feet to an iron pin in the center of the rear line of Lot 20; thence through the center of Lot 20, S. 10-41 W., 188.5 feet to an iron pin on the North side of Ridgeland Avenue in the center of the front line of Lot No. 20; thence along Ridgeland Avenue, S. 88-21 E., 35 feet to an iron pin; thence continuing along Ridgeland Avenue, S. 86-19 E., 70 feet to the beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Sara Haskell Fair, to be recorded herewith.