

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Josie Cox, of the County of Greenville

State of South Carolina, send greetings:

Whereas, the said Josie Cox herein called the mortgagor, is justly indebted to H. L. Baumgardner herein called the mortgagee, in the sum of Six Hundred Thirty-Nine and 34/100 Dollars, and has given that certain promissory note therefor bearing even date herewith, whereby she has promised to pay to the mortgagee the sum of Six Hundred Thirty-Nine and 34/100 Dollars, as follows:

Fifteen and 00/100 (\$15.00) Dollars the first day of each and every month hereafter, commencing October 1, 1962, payments to be applied first to interest, balance to principal, with interest thereon from date at the rate of six (6%) per cent per annum to be computed and paid monthly.

it being hereby expressly agreed that upon default in the payment of any one of said notes or of the interest thereon, or of insurance premiums, taxes or assessments, or in the performance of any of the requirements herein contained as to taxes or insurance, or any of the other conditions hereof, the mortgagee shall have the right to declare the entire amount of the principal debt to be immediately due, and to proceed, without notice, to enforce the collection of same together with interest, reasonable attorney's fees for collection and a reasonable attorney's fee for any litigation concerning the debt, and all the other amounts secured hereby.

Now Know All Men, that the mortgagor, for the better securing the payment of the sum of money evidenced by the notes above mentioned, with interest thereon, and all other sums mentioned therein, to the mortgagee, and also in consideration of the further sum of Three Dollars, 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 do grant, bargain, sell and release unto the mortgagee, his heirs and assigns:

All that piece parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about one and one-half miles from the Greenville County Court House near the Old Anderson Road and being known and designated as Lot 69 as shown on plat of property of H. B. Bates in Plat Book "F" at page 32 in the R.M.C. Office for Greenville County, and having the following metes and bounds:

Beginning at a stake on the Northeast side of Blackwood Street, formerly Bishop, joint front corners of Lots No. 69 and 70, N. 48-30 E. 118.7 feet to an iron pin on the property of Judson Mill; thence along the Judson Mill property S. 34-06 E. 53.7 feet to an iron pin; thence along the joint line of Lots 68 and 69 for a distance of 119.5 feet to the Northeast side of Blackwood Street, formerly Bishop; thence along the Northeast side of Blackwood Street, formerly Bishop, N. 55-40 W. 64.6 feet to the point of beginning.