

BOOK 543 PAGE 48

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Carlos Pearson & Annie Mae B. Pearson, SEND GREETING:

Whereas, we, the said Carlos Pearson & Annie Mae B. Pearson

in and by our certain promissory note in writing, of even date with these

Presents, are well and truly indebted to W. A. Hammond

in the full and just sum of TWO THOUSAND, (2000.00) Dollars,

to be paid \$30.00 on the 14th day of November, 1952, and a like amount on the 14th day of each and every succeeding month thereafter until paid in full, payment first to be applied to interest, the remainder to the principal sum,

with interest thereon from date hereof

at the rate of six per centum per annum, to be computed and paid monthly as above

until paid in full: all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 Carlos Pearson and Annie Mae B.

Pearson, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

W. A. Hammond according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said Carlos Pearson and

Annie Mae B. Pearson, in hand well and truly paid by the said W. A. Hammond

at and before the signing 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 W. A. Hammond, his heirs and assigns forever,

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Crane Avenue near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 43 as shown on plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book M, at Page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Crane Avenue, joint front corner of Lots 42 and 43, and running thence along the line of said lots N. 7-52 E. 215.6 feet to an iron pin at the joint rear corner of Lots 42, 43, 44 and 45; thence along the rear line of Lot No. 44 S. 72-23 E. 176 feet to an iron pin in line of property of the City View School; thence along the line of said school property S. 29-29 W. 200 feet to an iron pin on the northern side of Crane Avenue; thence along the northern side of Crane Avenue N. 82-08 W. 100 feet to the beginning corner, being the same lot of land conveyed this day to the mortgagors herein by the mortgage.

The above described lot is shown on the Township Block Book at Sheet 134, Block 7, Lot 4.

This is a purchase money mortgage and is given to secure the balance of the purchase price, and is junior in rank to a mortgage in the amount of Three Thousand (\$3,000.00) Dollars over said property held by the Fidelity Federal Savings and Loan Association.

*April 3, 1956*  
*Phil...*  
*W. A. Hammond*  
*W. A. Hammond*

*W. A. Hammond*  
*W. A. Hammond*  
*W. A. Hammond*