

MORTGAGE OF REAL ESTATE—Prepared by J. B. Ricketts, Attorney at Law, Greenville, South Carolina

MAY 3 11 1935

The State of South Carolina,

County of Greenville

To All Whom These Presents May Concern:

I, J. W. Tinsley,

SEND GREETING:

Whereas, I, the said J.W. Tinsley

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 Mrs. Elizabeth B. Ricketts

hereinafter called the mortgagee(s), in the full and just sum of Nine Hundred and No/100-----

DOLLARS (\$ 900.00), to be paid

in three installments of \$300.00 each, the first payment falling due one year after date, the second payment falling due two years after date and the third payment falling due three years after date, with the right to anticipate payment at any interest paying period,

, with interest thereon from date

at the rate of six percentum per annum, to be computed and paid

quarterly until paid in full; all interest not paid when due to bear 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 mortgagor(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 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 well and truly paid by the said mortgagee(s) 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 Mrs. Elizabeth B. Ricketts

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina and County of Greenville, about three miles Northwest of the City of Greenville and known as Lot Number Twelve (12) as shown on plat of property of L.T. McKinney as made by Dalton & Neves, Engineers, in September, 1926, which plat is of record in the R.M.C. office in Plat Book "H" at page 34, reference to which plat is hereby made as a part of this description; said lot of land being described by metes and bounds according to said plat as follows, to wit:

Beginning at the corner of Lots Number 12 and Number 12A on Franklin Road and running thence with the common line of said lots South 41-52 East One Hundred Twenty-eight and 6/10 feet; thence North 85 West One Hundred Sixty-three feet to Edwards Street; thence along said street North 8-28 East Sixteen and 3/10 feet to Franklin Road; thence along said Franklin Road North 48-35 East Ninety-eight and 9/10 feet to the beginning corner.

This is the same lot of land conveyed to J.W. Tinsley by deed of Leila T. McKinney, dated January 22, 1927 and recorded in the R.M.C. office for said County in Deed Book 130 at page 23.

Also, all that certain right, title and easement in, over and upon that certain strip of land in front of the said Lot Number Twelve, described above, adjacent to the said Franklin Road and extending along the entire frontage of said lot, which was conveyed to J.W. Tinsley by deed of Leila T. McKinney, dated July 17, 1935 and recorded in Deed Book 175 at page 566.

Handwritten notes and signatures at the bottom of the page, including names like J.B. Ricketts and dates like January 11, 1935.