

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

AUG 18 4 01 PM 1946

To all Whom These Presents May Concern:

WHEREAS I, Erwin S. Starnes,

am well and truly indebted to

Peoples National Bank of Greenville, South Carolina,
Trustee for Shriners' Hospital for Crippled Children,

in the full and just sum of - Thirteen Thousand, Eight Hundred and no/100 - Dollars, in and by my certain promissory note in writing of even date herewith, due and payable

in quarterly installments of \$460.00 each, plus interest, the first such installment to be due and payable three (3) months from date and a like installment, plus interest, to be due each and every three (3) months thereafter until the principal and interest is paid in full. The mortgagor hereof hereby reserves the right to pay all or any part of the entire balance due thereon, including interest, at any installment paying period hereafter,

with interest thereon from date

at the rate of five per centum per annum, to be computed and paid quarterly,

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 I, the said Erwin S. Starnes,

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

Peoples National Bank of Greenville, South Carolina, Trustee for Shriners' Hospital for Crippled Children, its successors and assigns;

all that tract or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Western side of the New Buncombe Highway, near the City of Greenville, described as follows, according to plat thereof made by Pickell & Pickell, Engineers, on January 29, 1946:

BEGINNING at a stake on the Western side of the New Buncombe Highway 100.8 feet South from Marlin Street, corner of property of Edgar C. Waldrop and G. Dewey Oxner, and running thence with the line of said property, S. 61-30 W. 150.1 feet to a stake; thence S. 31-30 E. 84.5 feet to a stake at corner of property of Akers Motor Lines, Inc.; thence with the line of said property, N. 61-30 E. 107 feet to a stake on New Buncombe Highway; thence with said Highway, N. 3-50 E. 88 feet to the beginning corner. This being the same property conveyed to Erwin S. Starnes and Charles H. Ford by deed of Edgar C. Waldrop and G. Dewey Oxner, dated January 29, 1946, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 286 at page 156, and by deed of Charles H. Ford being dated of even date, with these presents, and recorded in the R.M.C. Office for Greenville County, S. C.