

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS We, Talmer Cordell, individually and Local Home Builders, Inc., are well and truly indebted to Daniel R. Cain

FILED  
GREENVILLE CO. S. C.  
APR 9 4 40 PM 1954  
PUBLIC RECORDS  
R. M. C.

in the full and just sum of Four Thousand and No/100 - - - - - (\$ 4,000.00 ) Dollars, in and by their certain promissory note in writing of even date herewith, due and payable as follows:

Six (6) months after date

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Talmer Cordell, individually and Local Home Builders, Inc. 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 us 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 Daniel R. Cain, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of the Greenville-Easley Highway (U. S. Highway No. 123), being a portion of Lot No. 2 of the property of J. P. Owings according to a plat thereof recorded in the R.M.C. office for Greenville County in Plat Book X at page 36, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of the Greenville-Easley Highway (U. S. Highway No. 123), the joint front corners of Lots Nos. 1 and 2, and running thence along the joint line of said lots, S. 4-40 W. 300 feet to an iron pin; thence N. 85-20 W. 140 feet to an iron pin; thence N. 4-40 E. 300 feet to an iron pin on the southern side of U. S. Highway No. 123; thence along the southern side of said highway, S. 85-20 E. 140 feet to an iron pin, the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being a portion of the property conveyed to mortgagor, Talmer Cordell, by James R. Owings by deed recorded in the R.M.C. office for Greenville County in Vol. 480, at page 354.

ALSO: All those three certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lots Nos. 7, 8 and 42 of Cordell Subdivision No. 10 as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book BB, at page 84, and being a portion of the property conveyed to Local Home Builders, Inc. by Louise Earle, et al. by deed dated September 25, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 463, at page 503.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Daniel R. Cain, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our successors, Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.