

STATE OF SOUTH CAROLINA, 27 12 27 PM 1955

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

WHEREAS I, Henry H. Woods, of Greenville County well and truly indebted to John H. Carson

in the full and just sum of Three Thousand and No/100 - - - - - (\$3,000.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

Payable as set out in the mortgage below.

with interest from at the rate of per centum per annum until paid; interest to be computed and paid and if unpaid when due to bear interest at same rate as principal until paid, and 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 I, the said Henry H. Woods 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 John H. Carson, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Pettigru Street, in Ward Two of the City of Greenville, known as 612 Pettigru Street, said lot having a frontage of 50 feet on Pettigru Street, and a depth of 176 feet on one side and 175 feet on the other, and being 76 feet wide in the rear, and being known and designated as Lot No. 141, of Block H, of a subdivision known as "East Park", part of Boyce Addition made by W. A. Adams and recorded in the R. M. C. Office for Greenville County in Plat Book A, at page 383, on March 31, 1910; being the same conveyed to me by John H. Carson by deed of even date herewith, not yet recorded.

This is a second and junior mortgage, being junior to the lien of First Federal Savings and Loan Association of Greenville, S. C.

If the mortgagor fails to make two successive payments on the note and mortgage executed by him of even date herewith in the sum of \$6,500.00 to First Federal Savings and Loan Association of Greenville, then this mortgage to become immediately due and payable, and the mortgagee may institute foreclosure proceedings immediately. Should, however, the mortgagor make all payments on the aforesaid mortgage, as and when due, until the shares in the sum of \$2,000.00, which the mortgagee has pledged to First Federal Savings and Loan Association of Greenville as security to its mortgage, are released, then this mortgage to become null and void and to be cancelled on record immediately. This mortgage is given to protect the mortgagee against loss by reason of the assignment of said shares, and does not constitute a new debt.

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

John H. Carson, his Heirs and Assigns forever.

And I do hereby bind myself, my 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 me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.