

secured immediately due, payable and collectible under this mortgage, who may sue thereon and foreclose this mortgage; said notes further providing for a reasonable attorney's fee beside all cost and expenses, or any sum or sums expended by the mortgagee hereunder, to be added to the amount due on said notes and to be collectible as a part thereof, if the same be placed in the hands of any attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind, all of which is secured under this mortgage, as in and by said notes, reference being thereunto had, will more fully appear.

Now, therefore, this deed, dated this third day of January, 1927, Witnesseth: That Margaret Grace Riley, the mortgagor, in consideration of said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said promissory note and the true intent and meaning thereof; and also in consideration of the further sum of three (\$3.00) dollars to the mortgagor in hand well and truly paid by the mortgagee at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto & to the payee, the mortgagee, the following described premises, all that certain piece, parcel or tract of land, situated being and being in Greenville Township, Greenville County, South Carolina, near Augusta Road School site, on Highland Drive, being known and designated as lots 40 and 41, of the E. K. Martin subdivision, as shown on a plat of record in Plat Book "F", page 102 and having accords to said plat, the following metes and bounds: Beginning at an iron pin at the south-east intersection of Highland Drive and Tomasse Avenue, and running thence S. 41-10 E. 142 feet to an iron pin on Highland Drive; thence N. 48-00 E. 180 feet to an iron pin point corner lots 39, 40, 28 and 27; thence N. 41-10 W. 142 feet to an iron pin on the southern side of Tomasse Avenue; thence S. 48-00 W. 180 feet to the point of beginning, and being the same property conveyed to Margaret Grace Riley by American Bank & Trust Company, by deed dated April 29, 1924 and recorded April 29, 1924 in the office of P. M. C. for Greenville County S. C. in Book 101 page 71. It being hereby specifically represented as a part of the consideration moving to the acceptance of this mortgage that the above described premises are free from the lien of all encumbrances except as hereinabove indicated.