

THE STATE OF SOUTH CAROLINA,

COUNTY Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. J. Watkins of the City of Greenville in said County and state

WHEREAS, J. J. Watkins, the mortgagor, hereinabove named, in and by J. J. Watkins certain, promises in writing, of even date with these presents, well and truly indebted to the mortgagee, hereinafter named, J. J. Watkins

One thousand in the full and just sum of 1000 DOLLARS, to be paid in installments of not less than one hundred dollars each payable on the 15th day of each month beginning with the year 1920

with interest thereon from the date at the rate of 5% per cent. per annum, to be computed and paid semi-annually 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 unpaid then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of 10% besides all costs and expenses of collection, to be added to the amount due on said note to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind or if any part of the money due on said note be not paid when due (all of which is secured under this mortgage), as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That J. J. Watkins the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the mortgagee, hereinafter named, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to him the said mortgagor, in hand well and truly paid by the said mortgagee.

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

Jessie M. Markley and her heirs and assigns:

All that certain lot, piece or parcel of land situate, lying and being in the state of South Carolina and County of Greenville in the First ward of the city of Greenville having a frontage of ninety (90) feet on the south side of West Oak Street being the same lot conveyed to me the said James Ben Watkins, by Mrs. Florida S. Miller by her deed bearing date May 6th 1919 and recorded in the office of the Register of Merrie Conveyances for said County and state in Book 50 at page 332 and by C. W. Capfield by deed bearing date May 16, 1919 and recorded in said office in Book 45 at page 306, both of said lots now one lot being intended to be covered hereby.

Also all that other certain piece, parcel or tract of land situate lying and being in said state and County in Fair Mountain Township about one and one-half miles from Cunningham Bros' Store and near the road which leads from said store to the White Horse Road being tract number one (1) of the land of J. B. Watkins, deceased according to a plat thereof made by W. A. Adams hearing date November 26, 1918 the tract hereby mortgaged containing thirty-nine (39) acres more or less and being the same land in which the other heirs of said J. B. Watkins conveyed to me their undivided interests, by a deed bearing date January 10th 1919 and recorded in said office in Book 50 at page 257 and by a confirmatory deed bearing date April 15th 1919 and recorded in said office in Book 52 at page 297.

There is no other lien or encumbrance on said land or any part thereof by mortgage, judgment or otherwise, except two prior mortgages to the said Jessie M. Markley, one being for three thousand dollars dated May 17th 1919 and recorded in said office in Book 44 at page 284 the other being for four thousand five hundred dollars dated February 27th 1920 and recorded in said office in Book 86 at page 151. In the said mortgage recorded in Book 44, at page 284 all of the lands intended to be covered by these presents are fully described by courses and distances; and such description is hereby adopted as a part of these presents to the same extent as though fully set forth herein.