

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Me, B. B. Edwards and Alberta D. Edwards ✓ SEND GREETING:

WHEREAS, *we* the said *B. B. Edwards and Alberta D. Edwards* are well and truly indebted to *as Justice under deed of B. B. Edwards dated the*

14th of January 1933 recorded in the office of R. M. C. for Greenville County, in Book 169, at page 291, all well and truly indebted to *B. B. Edwards and J. F. Edwards, Trustees of A. H. Edwards estate* in the sum of *fifteen hundred (\$1500.00)* Dollars, and have given our note therefor of even date with these presents, payable one year after date, with interest from date at the rate of four per centum, *per annum*, fully paid, and ten per centum on the amount due *to attorneys fees*, in the event of collection by suit, or by Attorney, *for* in and by the said note.

and it is further agreed, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney-at-law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, or assigns, including a reasonable *conveyance fee* (of not less than ten per cent of the amount involved) shall thereupon be due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder

reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That *we* the said *B. B. Edwards and Alberta D. Edwards* ✓

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, to the said *B. B. Edwards and J. F. Edwards, as Trustees as aforesaid* according to the terms of the said *note* *of B. B. Edwards*

and also in consideration of the further sum of Three Dollars to *us* the said *B. B. Edwards and Alberta D. Edwards* ✓

in hand well and truly paid by the said *B. B. Edwards and J. F. Edwards, as Trustees, as aforesaid*

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 *B. B. Edwards and J. F. Edwards, as Trustees as aforesaid*:

All that lot, piece or parcel of land, with dwelling house thereon, lying, being and situate in the Town of Fountain Inn, in the County of Greenville, in the State of South Carolina, containing one (1) acre, more or less, beginning at a stone 3x on Jones Street, Mark Nash's old corner, and running with the rock old line South 37 East 6.16 to a stone, thence South 53 West 1.6 chains to a point, thence North 37 West to a point on Jones Street, thence with Jones Street North 53 degrees East 1.6 chains to the beginning corner, and bounded on the northwest by Jones Street, on the northeast by lot now or formerly of B. B. Edwards, and Alberta Edwards, on the southeast by lot of J. A. Cannon estate, and on the southwest by remaining lot of B. B. and Alberta Edwards, being a portion of the 2 1/2 acre lot described in deed from Elizabeth Kellett to B. B. Edwards, recorded on the 24th of March 1911, in Deed Book 17, Page 195. And conveyed by B. B. Edwards to Alberta D. Edwards on the 14th of January 1933, by deed recorded in Deed Book 169, at Page 291.

And it is Agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then, and in that event, the said mortgage, - successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect who, after deducting all charges and expense attending such proceedings and the execution of the said trust as Receiver shall apply the residue of said rents and profits toward the payment of the debt secured hereby.