

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ethland F. Brock,

SEND GREETING:

WHEREAS, I, Ethland F. Brock,

in and by my certain promissory, note in writing, of even date with these presents am well and truly indebted to T. A. Roe,

in the full and just sum of Six Hundred (\$600.00) Dollars, to be paid: one year after date,

with interest thereon from date at the rate of eight 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 and unpaid, then the whole amount evidenced by said note to become immediately due at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent. of amount, besides all costs and expenses of collection, to be added to the amount due on said note and 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 (all of which is secured under this mortgage); as in and by the said note, reference being thereunto hereunto will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to 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 and release unto the said Mortgagee, and his Heirs and Assigns, forever, all and singular the following described premises:

THE DEBT HEREBY SECURED IS PAID IN FULL AND HELD IN FULL INSTRUMENT DAY

My right, title and interest, the same being a one-third undivided interest in and to all that certain lot of land situate, lying and being in Greenville County near the American Spinning Company, being known and designated as lot No. 4, on a plat made by W. A. Hudson recorded in Deed Book NNN, page 485, and having according to said plat the following metes and bounds, to wit:

Beginning on Buncombe Road at corner of Lot #3, and running thence with said Road S. 21-20 E. 70 feet to the corner of Hudston Street; thence N. 59 1/4 E. 225 feet to the corner of Williams and Hudson Streets; thence with Williams Street N. 21-20 W. 70 feet to corner of lot # 3; thence with line of lot #3, S. 59 1/4 W. 225 feet to the beginning corner on Buncombe Road. This is the same lot conveyed to Frank C. Cunningham by D. F. Cunningham in Volume 78, at page 93.

Frank C. Cunningham, my former husband, died leaving no will, seized, in fee simple and possessed of the above described lot of land owing no debts, and leaving as his sole heirs and distributees me, the mortgagor, herein, who was his widow, and his child, Marjorie Cunningham. Since the death of my first husband, I have re-married, and now bear the name of Ethland F. Brock. I have a one-third undivided interest in said land.) As further security for the mortgagee, I hereby assign all my right, title and interest in the rents in said land and premises, amounting to one-third on the rents, including any lease, or leases, that I have made of any of the buildings on said land, or any part of said land, and authorize the mortgagee to collect said rents in my name and for me, giving him full power of attorney for that purpose so that he can act from the date of this mortgage until the note and mortgage is paid in full.

This provision not to be exercised until after the said note becomes due.