

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, *Broadus Larrain*

SEND GREETING:

WHEREAS, *I*, the said *Broadus Larrain*  
in and by *E. B. Martin* certain *Provisionary* note in writing, of  
even date with these presents, well and truly indebted to

*E. B. Martin*  
in the full and just sum of *Three thousand dollars (\$3000.00)*  
Dollars, to be paid *in equal installments*

with interest thereon, from *date* at the rate of *seven* per cent. per annum, to be  
computed and paid *annually*

until paid in full; all interest not paid when due to bear interest at the 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

*three per cent* 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 to be placed in the hands of an attorney for collection, or of 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 had, as will more fully appear.

NOW, KNOW ALL MEN, That *I* the said *Broadus Larrain*  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

*E. B. Martin*  
according to the terms of said note, and also in consideration of the further sum of Three Dollars, to *cash*, the said

*Broadus Larrain*  
in hand well and truly paid by the said *E. B. Martin*

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 *E. B. Martin*

All that certain tract of land, in Oneal Township Greenville County, State of South Carolina, containing 38.5 acres, more or less, being the same conveyed to me by E. B. Martin by deed of this date, and the same conveyed to him by deed of J. Martin to Dotts, Probate Judge for Greenville County by deed dated Dec 19, 1923 recorded in Book 6, Page 156.

This mortgage is given to secure the purchase price of the said land.

It is understood and agreed and made a part of this obligation, that should the mortgage herein be in default as to the interest payments hereunder, the mortgagee shall have the right and privilege of collecting such interest payments as provided for by law for the collection of rents. In other words the interest payments from year to year shall be construed and intended and are intended as rent payments and collectible as such.