

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*Mr. Hugh P. Avent and Lillie Mason Avent of Greenville County, South Carolina*

SEND GREETING:

WHEREAS, *we*, the said *Hugh P. Avent and Lillie Mason Avent* in and by *a* certain *Promissory* note in writing, of even date with these presents, *are* we and truly indebted to

*F. A. Talbot of the County and State aforesaid* in the full and just sum of *Five Thousand (\$5,000.00)*

Dollars, to be paid *On the 1st day of March A.D. 1931.*

with interest thereon, from *the 1st day of March 1925* at the rate of *7%* per cent. per annum, to be computed and paid *monthly commencing on or before the 5th day of April 1925* 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 *such reasonable amount as may be allowed by the Court* 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 (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 the said *Hugh P. Avent and Lillie Mason Avent* in consideration of the said debt and sum of money aforesaid, and for the better securing of payment thereof to the said

*F. A. Talbot* according to the terms of said note, and also in consideration of the further sum of *Five* Dollars, to *us*, the said

*Hugh P. Avent and Lillie Mason Avent* in hand well and truly paid by the said *F. A. Talbot*

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 *F. A. Talbot, his heirs and assigns, all that certain lot or*

*parcel* situate, lying and being in Greenville Township, County and State aforesaid near the City of Greenville, known and designated as lot No. 68 in Block "D" of the subdivision known as Augusta Court, as shown on a plat of record in the R.M.C. Office for Greenville County, South Carolina, in the Plat Book "F", page 124, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Augusta Court, joint corner of lots Nos. 67 and 68; thence with the joint line of said lot N. 39-21 W. 169.2 feet to an iron pin on line of lot No. 58; thence with the line of that lot N. 51-20 E. 59.83 feet to an iron pin on line of Lot No. 69; thence with line of that lot S. 39-22 E. 164.8 feet to an iron pin on Augusta Court; thence with Augusta Court S. 47-10 W. 60 feet to the point of beginning. The said lot being the identical one conveyed to us the said Hugh P. Avent and Lillie Mason Avent by F. A. Talbot by deed bearing date the 16th, day of February A.D. 1925, and this instrument is a purchase price mortgage.

It is mutually agreed and understood between Hugh P. Avent and Lillie Mason Avent mortgagors and F. A. Talbot, mortgagee that this conveyance is a Junior mortgage to one in the sum of Six thousand (\$6,000.00) Dollars to be executed by said mortgagors to the Mechanics Building & Loan Association of Greenville, South Carolina to be recorded in R.M.C. Office for Greenville County on or before the 1st, day of March A.D. 1925. It being contracted and agreed that mortgagors are to insure house situate on premises herein conveyed for the sum of Six Thousand (\$6,000.00) Dollars for the benefit of said Mechanics Building and Loan Association of Greenville, South Carolina.

State of South Carolina,  
County of Greenville.

Assignment of Mortgage.

For value received I, F. A. Talbot, do hereby assign to J. D. Calnes and M. C. Westervelt, the note and mortgage executed to me by Hugh P. Avent and Lillie Mason Avent on February 26, 1925, the said mortgage being recorded in R.M.C. Office for Greenville County in Volume 157, page 118. In Witness whereof I have hereunto set my hand and seal this 5th day of April, 1926.

Signed, sealed and delivered in the presence of: *F. A. Talbot (Seal)*  
A. M. Ricknan,  
J. I. Westervelt.

State of South Carolina, County of Greenville.

Personally appeared before me A. M. Ricknan and made oath that he saw the within named F. A. Talbot sign, seal and as his act and deed deliver the above Assignment and that he with J. I. Westervelt witnessed the execution thereof.

Sworn to before me this 5th, day of April, 1926.  
J. I. Westervelt. - *A. M. Ricknan.*

Assignment recorded April 13th, 1926 at 12:04 P.M.

