

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

That we, *J. F. Ayers, Jr. Pauline H. Ayers and J. A. Sammons*, of Greenville County, South Carolina, SEND GREETING:

WHEREAS, we, the said *J. F. Ayers, Jr. Pauline H. Ayers and J. A. Sammons* our certain *promissory* note in writing, of even date with these presents, are well and truly indebted to:

H. K. Townes, Attorney
in the full and just sum of *Fifteen hundred & no. (1,500.00)* Dollars, to be paid *Two (2) years 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 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:

Five per cent (5%) 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 we, the said *J. F. Ayers, Jr. Pauline H. Ayers and J. A. Sammons* in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *H. K. Townes, Attorney*

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to *us* the said *J. F. Ayers, Jr. Pauline H. Ayers, & J. A. Sammons* in hand well and truly paid by the said *H. K. Townes, Attorney*

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 **H.K. Townes, Attorney, his heirs and assigns, All that piece, parcel or lot of land in the City of Greenville, County and State aforesaid. Beginning on Hampton Avenue corner of lot #4 (Bryan Land); thence with Hampton Avenue S. 32-40 E. 61 feet to corner of lot #6; thence N. 57-35 E. 150 feet to an alley; thence with alley N. 32-40 W. 61 feet to corner of lot #4; thence S. 57-35 W. 150 feet to the beginning corner and being Lot #5 of Bryan Lands, plat recorded in Deed Book HHH, page 838, R.M.C. Office for Greenville County and being the same lot conveyed to J.F. Ayers, Jr., and Pauline H. Ayers by John-Kenneth Medlock by deed of even date herewith to be recorded.**

Also: All that piece, parcel or lot of land known as Lot No. 6 on plat of sub-division of land bounded by Hampton Avenue, Frank and Pinckney Streets in the City of Greenville. Said plat made by J.A. Esley and recorded in Deed Book HHH, page 838. Said lot fronts Hampton Avenue, and has the following metes and bounds. Beginning at an iron pin 61 feet from Marshal's lot; thence along line of lot 7, N. 57-35 E. 150 feet to an iron pin in South side of alley; thence with said Alley N. 32-40 W. 61 feet to an iron pin in corner of lot 5; thence with line of last mentioned lot S. 57-35 W. 150 feet to an iron pin in line of Hampton Avenue; thence with line of said Avenue S. 32-40 E. 61 feet to the beginning corner, and being the same lot conveyed to J.A. Sammons by J.P.K. Bryan by deed dated March 27th, 1906, and recorded in Deed Book SSS, page 174, R.M.C. Office for Greenville County. This mortgage is junior in rank to mortgage executed by us to The Carolina Loan & Trust Co., in amount of Five Thousand (\$5,000.00) Dollars of even date herewith to be recorded.