

State of South Carolina,

COUNTY OF Greenville

APR 28 4 35 PM 1948 VOL 387 PAGE 293 OLLIE FARNSWORTH R. M. C.

To all Whom These Presents May Concern:

We, Julian L. Brown and Maude C. Brown

SEND GREETING:

Whereas, We the said Julian L. Brown and Maude C. Brown

in and by our certain Promissory note in writing, of even date with these presents, are well and truly indebted to The Peoples National Bank of Greenville, S. C.

in the full and just sum of Twelve Hundred and No/100 (\$1200.00) Dollars - - - - - to be paid one (1) year after date.

with interest thereon from date at the rate of Six (6%) 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 (10%) per cent. of the amount due thereon, 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 had, 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 its Successors Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township,

Greenville County, State aforesaid, in the City of Greenville, being known and designated as Lot No. 1, a 5-foot strip of Lot No. 3 and a 2.6-foot strip of Lot No. 2 of Block J, as shown on a plat of Chapin Springs Land Company, recorded in the Office of R. M. C. for Greenville County in Plat Book "E" at Page 41, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Houston Street and Watts Avenue (formerly Lucille Avenue), and running thence with the Eastern side of Houston Street, S. 2 W. 65.2 feet to corner of lot conveyed to T. H. Graves; thence with the line of that lot, N. 88 E. 126.5 feet to the corner of lot sold to Mrs. John Corea; thence with the line of that lot, N. 2 E. 65.2 feet to an iron pin on Watts Avenue; thence with the Southern side of Watts Avenue, S. 88 W. 125 feet to the beginning corner.

Said premises being the same conveyed to the mortgagors by Caroline Pace and J. L. Pace by deed dated January 3, 1944, recorded in Volume 259 at Page 337.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its Successors Heirs and Assigns forever, And We do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its Successors Heirs and Assigns, from and against ourselves, our

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

26 Paid and Satisfied in Full this 26 day of Oct, 1948 National Bank Greenville S.C. R. K. Henderson