

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, James R. McAbee, of Greenville, am well and truly indebted to Local Home Builders, Inc.

in the full and just sum of Eleven Hundred, Thirty-Five and No/100 - - - - - (\$ 1135.00 ) Dollars. in and by my certain promissory note in writing of even date herewith. due and payable as follows: in monthly instalments of Twelve and No/100 - (\$12.00) Dollars each, beginning on the 22nd day of October, 1952 and continuing on the 22nd day of each and every succeeding month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said James R. McAbee

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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

Local Home Builders, Inc., its successors and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 15, of Map No. 6, of the property of Talmer Cordell according to a plat prepared by Dalton and Neves, Engineers, January, 1951 and recorded in the R. M. C. office for Greenville County in Plat Book Z, at page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Bel Air Drive at the joint front corner of Lots 15 and 16, and running thence along the northeast side of Bel Air Drive, S. 46-29 E. 70 feet to an iron pin at the corner of Lot 14; thence along the line of that lot, N. 48-33 E. 204 feet to an iron pin on the rear line of Lot 4; thence along the rear lines of Lots 4 and 3, N. 40-20 W. 63 feet to an iron pin at the rear corner of Lot 16; thence along the line of that lot, S. 50-22 W. 211.4 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to me by Local Home Builders, Inc. by deed dated August 7th, 1952 and recorded in the R. M. C. office for Greenville County in Vol. , at page .

This is a second and junior mortgage, being junior to the lien of the First Federal Savings and Loan Association of Greenville in the sum of \$7100.00.

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 Local Home Builders, Inc., its successors

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

For assignment see P. & M. Book 042, Page 143  
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