

FILED
GREENVILLE CO. S. C.
JAN 13 1 04 PM 1959

BOOK 771 PAGE 545

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WE, JAMES FAASEN AND RUBY FAASEN

SEND GREETING:

Whereas, we, the said James Faasen and Ruby Faasen
in and by our certain promissory note in writing, of even date with these
Presents, are well and truly indebted to The United States Fidelity and Guaranty Company
in the full and just sum of Three Thousand Twenty-one and 10/100 (\$3021.10)-----

, to be paid Forty (\$40.00) Dollars on the 16th day of January, 1959,
and a like sum on the 16th day of each successive calendar month thereafter until
paid in full; all payments to be first applied to earned interest and the balance to
principle,

, with interest thereon from date
at the rate of 6 per centum per annum, to be computed and paid as set forth above

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,
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; and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that we, the said James Faasen and Ruby Faasen
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said the United States
Fidelity and Guaranty Company according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to us, the said James Faasen and Ruby
Faasen, in hand well and truly paid by the said the United States Fidelity and
Guaranty Company
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released, and by these Presents do grant, bargain, sell and release unto the said the
United States Fidelity and Guaranty Company, its successors and assigns, forever:

ALL that lot of land in the City and County of Greenville, State of South Carolina,
being known and designated as lot 34 according to a plat of White Oak Subdivision,
made by J. D. Pellet, Jr., dated August 1946, recorded in the R. M. C. Office for
Greenville County in Plat Book "P", at page 121, being situate at the intersection of
Sewanee Avenue and Auburn Street, and having the following metes and bounds:

BEGINNING at an iron pin at the northeast intersection of Sewanee Avenue and Auburn
Street and running thence along the eastern side of the Sewanee Avenue N. 5-36 W.
190 feet to an iron pin, corner of lot 17; thence with the line of lot 17 N. 81-13 E. 95.9
feet to an iron pin, corner of lot 33; thence along the line of lot 33 S. 5-36 E. 195.9
feet to an iron pin on the northern side of Auburn Street; thence S. 84-34 W. 95 feet
to the point of beginning.

This mortgage is junior to a mortgage in favor of the C. Douglas Wilson & Company,
in the original sum of \$10,300.00, recorded in Mortgage Book 636 at page 437.

In Release See R. E. M. Book 873 Page 65.