MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 26152

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

That I, D.B. Traxler of Greenville County, South Carolina SEND GREETING:

WHEREAS, I, the said D.B. Traxler in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to American Raincoat Company in the full and just sum of Two thousand, six Hundred Thirty and no/100 ($2,630.00) Dollars, to be paid One thousand, three hundred fifteen and no/100 ($1,315.00) twelve months after date and One thousand Three hundred fifteen and no/100 ($1,315.00) Dollars, payable eighteen months after date

with interest thereon, from date at the rate of six per cent. per annum, to be computed and paid 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 ten per cent. (10%) 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 I, the said D.B. Traxler in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said American Raincoat Company according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said D.B. Traxler in hand well and truly paid by the said American Raincoat Company 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 American Raincoat Company, its successors and assigns: All those pieces, parcels or lots of land in Greenville Township, County and State aforesaid, being Lots 246 and 247 of Traxler Park, plat recorded in Plat Book "F", pages 114 and 115, R.M.C. Office for Greenville County. Beginning on Woodvale Avenue, corner of lot 245; thence with said Avenue N. 64-37 E. 140 feet to corner of lot 248; thence S. 25-23 E. 205 feet to corner of lot 283; thence S. 62-34 W. 140.05 feet to corner of lot 245; thence N. 25-23 W. 210 feet to the beginning corner, being part of the land conveyed to Realty Corporation by D.B. Traxler by deed dated April 7th, 1913, and recorded in Volume 16, page 88, R.M.C. Office for Greenville County, and being the same lots conveyed to me by Realty Corporation in deed dated _____ day of _____, 1924, and recorded in R.M.C. Office for Greenville County in Volume _____, page _____.

Also: All that piece, parcel or lot of land in Greenville Township, County and State aforesaid being Lot No. 212 of Traxler Park, plat recorded in Plat Book F, pages 114 and 115, R.M.C. Office for Greenville County. Beginning on Woodvale Avenue, corner of lot No. 213; thence with Woodvale Avenue N. 64-37 E. 71.3 feet; thence N. 25-23 W. 220 feet; thence S. 64-37 W. 70 feet; thence S. 25-13 E. 220 feet to the beginning corner, being part of the land conveyed to Realty Corporation by D.B. Traxler by deed dated April 7th, 1913, and recorded in Volume 16, page 88, R.M.C. Office for Greenville County and being the same lot conveyed to me by Realty Corporation by deed of even date herewith to be recorded.

SATISFACTION