

Notary Public for the State of South Carolina, Greenville, S. C.

The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Come:

J. H. MARTIN

SEND GREETING:

Whereas, I, the said J. H. Martin

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The First National Bank, Greenville, S. C. as Trustee for Barbary Ann Hill, under the Will of Marvin H. Hill, Deceased hereinafter called the mortgagee(s), in the full and just sum of Three Thousand Seven Hundred Fifty and No/100 - - - - - DOLLARS (\$ 3,750.00 ), to be paid

as follows: Due and payable \$55.00 per month on the 1st day of April, 1954 and on the 1st day of each and every month thereafter until paid in full, payments to be applied first to interest, balance to principal, with the privilege to anticipate any portion or all of the unpaid principal balance without penalty on any interest payment date.

with interest thereon from date

at the rate of six (6%)

percentum per annum, to be computed and paid

monthly 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; 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 The First National Bank, Greenville, S. C. as Trustee for Barbary Ann Hill, under the Will of Marvin H. Hill, deceased, its Successors and Assigns:

All that certain piece, parcel or lot of land together with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, and being shown as all of Lot 1 on plat of property of C. E. Cook and W. J. Goodlett prepared by R. E. Dalton, Engineer, September 1921 which plat is recorded in Plat Book F, page 12, R. M. C. Office for Greenville County, S. C. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Green Avenue Extension (National Highway) at the intersection of said Highway with an un-named County street; thence along said un-named County street, S. 6-11 E. 176.4 feet to an iron pin on the Northerly side of Tremont Avenue; thence along the Northerly side of Tremont Avenue, N. 59-00 E. 50.2 feet to an iron pin; thence along the line of Lots 7 and 2, N. 12-40 W. 188.5 feet to an iron pin on the Southeasterly side of Green Avenue Extension (National Highway); thence along said Green Avenue Extension, S. 31-03 W. 40 feet to the point of beginning.