

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R.N. Smith

SEND GREETING:

WHEREAS, I, the said R.N. Smith

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to

H.J. Martin

in the full and just sum of Three hundred and no 100 (\$300.00) Dollars, to be paid two years after date

with interest thereon, from date hereof at the rate of 8 per cent. per annum to be computed and paid quarterly

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. besides all costs and expenses of collection, to be added to the amount due on said note, to be collected 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 executed 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 H.J. Martin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said H.J. Martin

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

in hand well and truly paid by the said H.J. Martin

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 H.J. Martin, his heirs and assigns: All that certain piece,

parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 25 of Section "F" of plat of the property of Stone Land Company, recorded in the R.M.C. Office for Greenville County in Plat Book "A", pages 337-345, and being described as follows: Beginning on East Croft Street, joint corner of Lots Nos. 25 and 27; running thence with the line of Lot No. 27, S. 18-30 W. 200 feet; thence N. 75-20 W. 65.7 feet to property of "North Hills"; thence with line of the property of "North Hills", N. 19-40 E. 200 feet to Croft Street; thence with Croft Street S. 75-20 E. 64 feet to point of beginning.

It is understood and agreed between the parties hereto that this is a second and inferior mortgage, being second to a mortgage given by H.J. Martin to W.B. Bayliss, Trustee, which the mortgagor herein has assumed and has agreed to pay.

It is also agreed that I the mortgagor, herein, agree to meet all monthly payments on the aforesaid first mortgage promptly as and when due, on the first of each month, and in the event of my being in arrears for over thirty days on the payments of said first mortgage, I hereby agree that the aforesaid H.J. Martin, at his option may declare this the second mortgage and the first mortgage breached, and may, at his option, institute foreclosure proceedings immediately on this mortgage, even though this mortgage upon its face, may not at time of such arrears on the first mortgage, be due and payable.

*Satisfied in full 1931  
14th day of February*

*Mrs. J. B. Jenkins  
Mrs. R. B. Jenkins*

*16th day of Feb 1931  
at 3:50 PM  
H.J. Martin*

*295*