

THE STATE OF SOUTH CAROLINA,  
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*J. J. Poats*

WHEREAS, *J. J. Poats*, the said *J. J. Poats* SEND GREETING:

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

*Mrs M. B. Rudd*

in the full and just sum of *One Thousand (\$1000.00)*

Dollars, to be paid *One year after date*

with interest thereon, from *date* at the rate of *eight* 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 on amount*

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 *J. J. Poats*, the said *J. J. Poats*

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

*Mrs M. B. Rudd*

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

*J. J. Poats*

in hand well and truly paid by the said

*Mrs M. B. Rudd*

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 *Mrs M. B. Rudd*, her heirs and assigns:

"All that certain lot in the City of Greenville, Greenville County, South Carolina, beginning at the intersection of the extension of Lawton Avenue and Douthit Street; thence along Lawton Avenue 175 feet; thence westerly parallel with Douthit Street 53 feet; thence southerly parallel with Lawton Avenue 175 feet to Douthit Street; thence with Douthit Street 53 feet to the beginning corner, being the same lot conveyed to me, *J. J. Poats* by *J. C. Durham* by deed dated January 20, 1920, recorded in Deed Book 66, page 333, P. M. C. Office for said Greenville County."

Also: "All that certain lot in the City of Spartanburg County of Spartanburg, South Carolina, on the south side of Norwood Street, beginning on said street at Ellerbee's corner, thence running southerly with Ellerbee's line 115 feet to Crew's line; thence westerly with Crew's and Kirby's line 75 feet to the corner of Kirby's line; thence northerly parallel with Ellerbee's line 115 feet to Norwood Street; thence easterly with Norwood Street 75 feet to the beginning corner, being the same lot conveyed to me, *J. J. Poats* by *H. W. Kirby* by deed dated February 28, 1924, recorded in the P. M. C. Office for Spartanburg County in Deed Book 6-9, at page 405."

This mortgage is junior in rank to a mortgage held by Converse College for Six Thousand (\$6000.00) Dollars, covering both lots, and a mortgage to a Building and Loan association for Two Thousand (\$2000.00) Dollars, on which a considerable amount has been paid by me, covering the lot in Spartanburg.