

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, I, the said James W. Fowler well and truly indebted to A. Simon in the full and just sum of Two Thousand Five Hundred Dollars (\$2,500.00), as evidenced by my certain promissory note of even date, payable one year after date with interest from date till paid at five per cent. (5%) per annum, interest to be paid annually, or to become principal annually and bear interest at same rate till paid. I also agree in case of suit or collection by attorney to pay ten per cent. (10%) attorney's fees for collection as reference being there had, will more fully appear.

NOW KNOW ALL MEN, That I the said James W. Fowler in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said A. Simon according to the terms of the said promissory note and also in consideration of the further sum of Three Dollars, to me, the said James W. Fowler in hand well and truly paid by the said A. Simon at and before the sealing and delivery 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 A. Simon, his heirs and assigns forever.

ALL that lot, piece, or parcel of land situate, lying and being on the South side of Mermaid Court at Lake Lanier in Glass Mountain Township, County of Greenville, State of South Carolina, known and designated as Lot 1100 on plat of Lake Lanier property made by George Kershaw, Engineer, June 9, 1925, recorded in Plat Book G, page 35, in the Office of the Register of Mesne Conveyance for Greenville County; said lot having a frontage of 58 feet on the South side of Mermaid Court, running back to a depth of 150 feet on the Northwest side, a depth of 82 feet on the West side, and 137 feet, in width, in the rear, more or less, reference being made to said plat for a more detailed description thereof.

TOGETHER with all the rights, privileges, easements and estates conveyed to me by Richards Realty Company, and subject to the conditions, restrictions, and reservations contained in the deed from said Richards Realty Company to me recorded in Deed Book 257, page 318, in the Office of the Register of Mesne Conveyance for Greenville County.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said A. Simon, his Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said A. Simon, his Heirs and Assigns from and against me and my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in the sum of not less than \$2,500.00 Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee and that in the event the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his name and reimburse himself for the premium and expense of such insurance under this mortgage.

And the said mortgagor agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said promissory note together with all costs and expenses which the said mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney

Handwritten notes and signatures:
 - "I have paid this" (written diagonally across the top)
 - "A. Simon" (written in the margin)
 - "James W. Fowler" (written in the margin)
 - "I have paid this" (written diagonally across the middle)
 - "A. Simon" (written in the margin)
 - "James W. Fowler" (written in the margin)
 - "I have paid this" (written diagonally across the bottom)

