

State of South Carolina,

COUNTY OF Greenville

APR 9 2 1948

To all Whom These Presents May Concern:

I, James Francis Magarahan, III

SEND GREETING:

Whereas, I the said James Francis Magarahan, III

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to C. Douglas Wilson & Co.

in the full and just sum of Six Thousand and No/100 (\$6000.00) Dollars - - - - - to be paid on October 7, 1948.

with interest thereon from date at the rate of Five (5%) per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at 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 (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and 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, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and, its Successors Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, on the Southern side of Mount Vista Avenue in the City of Greenville, and being the Eastern 40 feet of Lot No. 196 and the Western 20 feet of Lot No. 197 as shown on plat of Traxler Park made by R. E. Dalton in March, 1923, recorded in the R. M. C. Office for Greenville County in Plat Book "F" at Page 115, and described as follows:

BEGINNING at a stake on the Southern side of Mount Vista Avenue, 63.7 feet West from Rock Creek Drive, and running thence S. 25-23 E. 190 feet to a stake in line of Lot No. 201; thence with the lines of Lots Nos. 201 and 202, S. 64-37 W. 60 feet to a stake; thence N. 25-23 W. 190 feet to a stake on Mount Vista Avenue; thence with the Southern side of Mount Vista Avenue, N. 64-37 E. 60 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by J. Carroll Magarahan by deed dated September 18, 1947, recorded in Book of Deeds 318 at Page 378.

The mortgagor agrees to pay all taxes, public assessments and insurance premiums when due and on his failure to do so, the mortgagee may, at its option, foreclose the mortgage or pay said items and collect them as a part of the mortgage debt, with interest at the same rate.

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 Mortgagee and its Successors Heirs and Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its Successors Heirs and Assigns, from and against myself, my

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Handwritten notes and signatures at the bottom of the page, including names like William A. Murray, C. Douglas Wilson & Co., and others, along with a date of April 9, 1948.