

State of South Carolina,

COUNTY OF GREENVILLE

FILED VOL 387 PAGE 289 GREENVILLE CO. S. C.

APR 28 10 38 AM 1948

To all Whom These Presents May Concern:

OLLIE FARNSWORTH R. M. C.

Better Home Builders, Inc.

SEND GREETING:

Whereas, the said Better Home Builders, Inc.

in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to Peoples National Bank

in the full and just sum of Thirty-Five Hundred and No/100 (\$3500.00) Dollars, to be paid on or before four months after date

with interest thereon from date at the rate of five (5%) per cent. per annum, to be computed and paid at maturity

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 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 East side of West Fairview Avenue, being known and designated as a portion of lots # 27 and 28 as shown on a plat of the property of Druid Hills, recorded in Plat Book "P" at Page 113, and being more particularly described, according to a more recent survey of said property prepared by Piedmont Engineering service, January 1948, as follows:

BEGINNING at an iron pin on the East side of West Fairview Avenue, which pin is 377.5 feet in a Northerly direction from the intersection of West Fairview Avenue and Townes Street Extension, and running thence S. 73-08 E. 143.8 feet to an iron pin; thence N. 17-17 E. 55 feet to an iron pin in rear line of lot # 28; thence N. 73-08 W. 144.8 feet to an iron pin in the East side of West Fairview Avenue; thence with said Avenue, S. 16-22 W. 55 feet to the beginning corner. Being a portion of the premises conveyed to the mortgagor by O. Y. Brownlee by deed dated October 20, 1947, recorded in Volume 325 at Page 105.

The Execution of this Mortgage is duly authorized by the Board of Directors of Better Home Builders, Inc.,

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 and Assigns forever, And it does hereby bind itself, its successors and Assigns to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors and Assigns, from and against itself and its successors and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

PAID AND SATISFIED IN FULL THE 18 DAY OF Sept 1948

THE PEOPLES NATIONAL BANK GREENVILLE, SOUTH CAROLINA

Roy L. Henderson Cashier

Louise S. Nighthaw