

State of South Carolina,

COUNTY OF GREENVILLE

JUN 23 10 58 AM 1948 VOL 392 PAGE 295

OLLIE FARNSWORTH R. M. C.

To all Whom These Presents May Concern:

I, James L. Keith

SEND GREETING:

Whereas, I the said James L. Keith

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to Oscar Hodges, Jr., and Sara S. Hodges

in the full and just sum of Eight Hundred and No/100 Dollars (\$800.00), to be paid on or before one year after date.

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

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 their 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 Northwest side of Clemson Avenue, near the City of Greenville, being known and designated as Lot No. 21, Section B, as shown on plat of property of Alice M. and H. H. Willis made by W. J. Riddle, in November, 1939, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J at Pages 150 and 151, and being more particularly described as follows:

BEGINNING at an iron pin on the Northwest side of Clemson Avenue, said iron pin being 383 feet from the Northeast corner of Arch Street and Clemson Avenue, corner of Lot No. 22, and running thence N. 53-45 W. 264.5 feet to an iron pin on rear line of Lot No. 27; thence along the rear line of Lots Nos. 27 and 28, N. 36-15 E. 100 feet to an iron pin; thence S. 53-45 E. 264.5 feet to an iron pin on Clemson Avenue; thence along the Northwestern side of Clemson Avenue, S. 36-15 W. 100 feet to the beginning corner; being the same property conveyed to J. L. Keith by Alice M. and H. H. Willis by deed dated April 22, 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Book of Deeds 236 at Page 130."

Handwritten notes: Paid + Satisfied Apr. 23, 1949. M. J. Gray, John A. Zachary, Sara S. Hodges, Oscar Hodges Jr., Ollie Farnsworth, 23 April 49, 1948, 9463

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 their 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 said Mortgagee and their Heirs and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.