

FILED **BOOK 707 PAGE 255**  
GREENVILLE CO. S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

MAR 11 10 21 AM 1957

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

Whereas, **WE** **K. W. BAUER AND IRENE K. BAUER**, the said **K. W. BAUER AND IRENE K. BAUER**

SEND GREETING:

hereinafter called the mortgagor(s) in and by **OUR** certain promissory note in writing, of even date with these presents, are well and truly indebted to **ESTON L. RODGERS**

hereinafter called the mortgagee(s), in the full and just sum of **Three Hundred and No/100-----**  
**-----DOLLARS (\$300.00)** , to be paid  
**one year after date.**

, with interest thereon from **date**

at the rate of **Six (6%)**

percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

**annually**  
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

**NOW, KNOW ALL MEN, That WE** , the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of **THREE DOLLARS**, to **US** , the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **ESTON L. RODGERS**, his heirs and assigns, forever:

**ALL** that parcel, piece, or lot of land with the buildings and improvements thereon, situate, lying and being on the Northwest side of Prancer Avenue and on the West side of Long Hill Street, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 260 on Plat of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", page 92, and having according to said plat, the following metes and bounds, to wit:

**BEGINNING** at an iron pin on the West side of Long Hill Street at corner of Lots 244 and 260 and running thence S 89-52 W, 120 feet to an iron pin; thence with the line of Lot 261, S 0-8 E, 160 feet to an iron pin on the North side of Prancer Avenue; thence with the curve of Prancer Avenue (the chord being N 78-37 E, 47.6 feet) to an iron pin; thence continuing with the curve of Prancer Avenue (the chord being N 56-07 E, 47.6 feet) to an iron pin; thence with the curve of Prancer Avenue and Long Hill Street (the chord being N 33-37 E, 47.6 feet) to an iron pin on the West side of Long Hill Street; thence with the curve of Long Hill Street (the chord being N 10 17 E, 46.6 feet) to an iron pin; thence continuing with the West side of Long Hill Street, N 0-08 W, 39.3 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Frank F. Howard, to be recorded herewith, and is given to secure a portion of the purchase price, and is junior in rank to the lien of that mortgage given by Frank F. Howard to C. Douglas Wilson & Co. in the original amount of \$6700.00 dated May 17, 1954, recorded in the R.M.D. Office for Greenville County, S. C., in Mortgage Book 596, at Page 185.