MORTGAGE OF REAL ESTATE—Prepared by W. Walter Wilkins, Attorney at Law, Greenville, S. C.

BOOK 709 PAGE 455

FILED
GREENVILLE CO. S. C.

The State of South Carolina,

County of Greenville

APR 5 3 23 PM 1957

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: I, James P. Aiken

SEND GREETING:

Whereas, I, the said James P. Aiken
hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents, am well and truly
indebted to John T. Wilkins
hereinafter called the mortgagee(s), in the full and just sum of Four Thousand - - - - - DOLLARS ($ 4,000.00), to be paid
six months from date

, with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid

semi-annually until paid in full; all interest not paid when due to bear interest at the 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; 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 his 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(s) promise to pay all costs and expenses including 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 I, 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 me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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, sell and release unto the said John T. Wilkins,

All that piece, parcel or lot of land being known and designated as the major portion of Lot No. 21, Section I, Lake Forest Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "GG" at page 17, and a portion of the property of E. D. Cobb, and having according to a plat of the property of E. D. Cobb made by C. O. Riddle, Engineer, May 1956, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Lake Fairfield Drive joint front corner Lots 21 and 22, and running thence S. 69-38 W. 130 feet to an iron pin; thence N. 15-33 E. 84 feet to an iron pin; thence S. 79-33 W. 191 feet to an iron pin on Lake Fairfield Drive; thence along Lake Fairfield Drive S. 29-09 E. 101.7 feet to an iron pin, the point of beginning.