

THE STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jas. M. Richardson

SEND GREETING:

WHEREAS, I, James M. Richardson

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to

the Poinsett Realty Company

in the full and just sum of Two thousand seven hundred and ninety Dollars, to be paid one-fifth thereof on the 25th, day of June 1928, and one-fifth thereof on the 25th, day of June each and every year thereafter until the whole amount is paid, with privilege of anticipating any one or more of said payments

with interest thereon from date at the rate of 6 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 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, said note further providing for an attorney's fee of

ten per cent besides all costs and expenses of collection, to be added to the amount due on said note, 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, as will more fully appear.

NOW KNOW ALL MEN, That I, Jas. M. Richardson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Poinsett Realty Company

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Jas. M. Richardson

in hand well and truly paid by the said Poinsett Realty Company

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 Poinsett Realty Company, All those two certain lots or parcels of land

lying and being situate on the south side of Crescent Avenue, in the City of Greenville, County and State aforesaid, and being known and designated as lots Nos. 26 and 27 upon a plat of Crescent Terrace, said plat being recorded in the office of R.M.C. for Greenville County in Plat Book E., at page 137, said lots being more particularly described as follows:

Lot No. 26, beginning on Crescent Avenue at a point 10 feet from the Cagle Park Company lands, and running thence S. 5-16 E. 210 feet to lot No. 78; thence along lot No. 78, N. 84-40 E. 70 feet to lot No. 27; thence along lot No. 27, N. 5-16 W. 210 feet to Crescent Avenue; thence along Crescent Avenue 70 feet to the beginning corner, said lot being bounded on the north by Crescent Avenue, on the East by lot No. 27, on the south by lot No. 78 and on the west by a ten foot strip of land belonging to the Poinsett Realty Company. Lot No. 27, begins at a point on Crescent Avenue eighty feet from property belonging to Cagle Park Company, and running thence S. 5-16 E. 210 feet to lot No. 78; thence N. 84-40 E. 69.1 feet to lot No. 28, now belonging to C.H. Talley; thence N. 5-10 W. 210 feet to Crescent Avenue; thence along Crescent Avenue S. 84-40 W. 69.5 feet to beginning corner, and bounded on the north by Crescent Avenue, on the East by C.H. Talley's lot, on the south by lot No. 78 and on the west by lot No. 26.

Both of the said lots of land being a portion of the tract of land conveyed to the Poinsett Realty Company by S.K. Tindal by her deed dated June 25th, 1919 and recorded in the office of R.M.C. for Greenville County in Book 54, at page 61, reference being made to the said deed and plat for a more definite and particular description, and this is the same lot of land conveyed to me this day by the Poinsett Realty Company by its deed recorded in the R.M.C. office for Greenville County in Book - - - at page - - - .

And this obligation is made to secure a balance due upon the purchase price of the above lot of land.

It is understood and agreed that this is a first mortgage upon the above described lot of land.

Handwritten notes and signatures:
- "This mortgage satisfies..."
- "I, S.K. Tindal..."
- "I, Jas. M. Richardson..."
- "Poinsett Realty Company..."
- "Crescent Terrace..."
- "Lots 26 and 27..."