

THE STATE OF SOUTH CAROLINA,

COUNTY of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. J. R. Benson of said County and state

SEND GREETINGS:

WHEREAS, J, the mortgagor, hereinabove named

in and by my certain promissory note in writing, of even date with these presents, and well and truly indebted to Mrs. Mary J. Payne the mortgagee hereinafter named

One thousand (1000.00) in the full and just sum of DOLLARS, to be paid in annual installments of not less than four hundred dollars each on the fourth day of December in each year beginning with the year 1920 until paid in full

with interest thereon from this date at the rate of Seven per cent. per annum, to be computed and paid annually 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 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

One percent of indebtedness hereon

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 or if any part of the money due on said note be not paid when due (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 I, the said mortgagor,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the mortgagee hereinabove named according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to Me 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, sell and release unto the said

Mrs. Mary J. Payne and her heirs and assigns: All those two certain lots, pieces or parcels of land situate lying and being in the state of South Carolina in the County and Township of Greenville about three miles west of the court house on the west side of a road variously known as the "Sumner Road," "Sampson Mill Road" and "Paris Mountain Road" containing six acres more or less and being the same lands conveyed to me by Mrs. Mary J. Payne and Johnson Harper Payne by deed bearing date January 6th 1920 and by Mrs. Mary J. Payne as trustee for Miss Mary Othel Payne by deed bearing date March 1920

This mortgage is subsequent and junior to two mortgages executed and delivered by me to Mrs. Jessie A. Mc Nair and to L. O. Patterson trustee for R. H. and W. P. White, respectively. All three of said mortgages are given to secure the payment of portions of the purchase money for said lands.

The descriptions by metes and bounds of said lands as contained in the above mentioned deeds conveying the same to me are hereby adopted and made parts of this mortgage to the same extent as though fully set out herein