

THE STATE OF SOUTH CAROLINA,

COUNTY Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. G. Richardson, of Greenville County.

SEND GREETINGS:

WHEREAS, I, the mortgagor, hereinabove named

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to H. J. Southern, as Executor and Annie M. Southern, as Executrix of the last will and Testament of Jesse S. Southern, deceased, late of the City and County of Greenville the mortgagee, hereinafter named

One thousand (\$1000.00) in the full and just sum of One year after date hereof. DOLLARS, to be paid.

with interest thereon from this date at the rate of eight 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 ten per cent of the amount due thereon 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 J. G. Richardson, 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 S. H. Southern hereinabove named according to the terms of the said note, and also in consideration of the further sum of Three Dollars three the said mortgagor in hand well and truly paid by the said mortgagee S. H. Southern

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

H. J. Southern, as Executor and Annie M. Southern, as Executrix, as aforesaid and their successors and assigns, all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in the City and County of Greenville, in the Fifth Ward of said City, and on the Southeast side of Leach Street, having the following metes and bounds, according to a survey made April, 1923, by C.M. Furman, Engr., to-wit:- Beginning at an iron pin on Leach Street, 212.5 feet from the intersection of Birnie and Leach Streets, and running thence S. 59-30 E. 150 feet with line of J.T. Southern Estate to F.W. Green's line thence with said last mentioned line, and parallel with Leach Street S. 30-30 W. 37.5 feet to iron pin; thence N. 59-30 W. 150 feet (across lot No. 12 as shown on plat recorded in Plat Book "A", at page 159) to iron pin on Leach Street; thence with said Street N. 30-30 E. 37.5 feet to the beginning corner, and being a portion of Lots #11 and #12 on the above named plat.

This is the same land conveyed to me by the mortgagees herein by a deed bearing even date with these presents, and not yet recorded.

This mortgage is given to secure the balance of the purchase money for the land herein named.