

THE STATE OF SOUTH CAROLINA,

COUNTY Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I. M. O. Groce, of Greenville County

SEND GREETINGS:

WHEREAS, I. M. O. Groce, 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 Miss Sarah and Maggie Little the mortgagee hereinafter named.

Three thousand (\$3,000.00) in the full and just sum of Three thousand DOLLARS, to be paid

One year after date hereof

with interest thereon from this date at the rate of eight 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 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

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 in 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 to 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 Miss Sarah and Maggie Little hereinabove named,

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

Miss Sarah and Maggie Little, and their heirs and assigns, All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being in the State and County aforesaid, in the City of Greenville, in the First Ward of said City, on the South side of John Street, between Echols and Lloyd Streets, and described as follows: Beginning at a stake on John Street and running thence No. 150 N. 72 feet, more or less, thence S. 55 N. 165 feet, more or less, to the property of H. B. Bates, et al. thence S. 50 E. 72 feet, more or less, with the line of H. B. Bates, et al. to a ten foot alley, thence N. 40 E. 165 feet along said alley to the beginning corner.

This is the same land conveyed to me by Deeds of records in the R.M.C. Office for said County and State, in Vol. 82, page 76 and Vol. 83, page 7, respectively - See also Deed recorded in Vol. 62, page 514.

Jan. 17, 1938.

I hereby sell + assign the interest of Maggie Little in the within note + mortgage to Sarah Little for the sum of Two Thousand Dollars to me in hand paid.

Witness
Nellie M. Smith
Evelyn Goddard

Maggie Little, Citatt
J. E. Lipscombe
Administrator

Assignment Recorded January 17, 1938 at 9:50 a. m.
#647

RECORDED
JAN 17 1938
R.M.C. OFFICE
GREENVILLE COUNTY, S.C.
12-15-38