

THE STATE OF SOUTH CAROLINA, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COUNTY OF GREENVILLE.

I, Alberta J. Hobbs

SEND GREETING:

WHEREAS, I, Alberta J. Hobbs

in and by 2217 certain Promissory note in writing, of even date with these presents, Irone M. Baker well and truly indebted to

in the full and just sum of Twelve Thousand (\$12,000.00)

Dollars, to be paid two (2) years after date, with the right to anticipate all or any portion on or before January 1, 1924.

with interest thereon from date of at the rate of 7 per cent. per annum, to be computed and paid monthly

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 promises 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, Alberta J. Hobbs

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

Irone M. Baker according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Alberta J. Hobbs in hand, well and truly paid by the said Irone M. Baker

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 Irone M. Baker

All that certain lot or parcel of land situate, lying and being in the City of Greenville, County and State aforesaid, on the Western side of Brown street, in the block between Washington and Coffee streets and having according to plat made by C. E. Dalton, Engineer, September 1923, the following metes and bounds to wit: Beginning at a point on the Western side of Brown street, which point is 60 feet 4 1/2 inches south of the Southwest corner of Coffee and Brown streets, and is the Southeast corner of a brick wall and running thence along the Southern side of said brick wall N. 70-23 N. 76 feet 5 1/2 inches to a point in a wall; thence along a strip of land conveyed to-day to Parish & Gower for the purpose of opening a private alley for the benefit of the lot conveyed to them and the lot herein conveyed, S. 20 W. 28 feet 9 inches to a point on an alley; thence with the northern side of said alley S. 71-20 E. 77 feet to a point on the Western side of Brown street, which point is 98 feet 1 inch south of the Southwest corner of Coffee and Brown streets; thence with the Western side of Brown street N. 19-18 E. 37 feet 8 1/2 inches to the point of beginning.

This mortgage is given to secure a portion of the purchase price of the above described property.