

THE STATE OF SOUTH CAROLINA, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COUNTY OF GREENVILLE.

A. G. Hart

SEND GREETING:

WHEREAS, I, the said A. G. Hart

in and by a certain promissory note in writing, of even date with these presents, I am well and truly indebted to

Bearer of said note in the full and just sum of Twenty-five Hundred (\$2,500.00)

Dollars, to be paid On or before three (3) years after date

with interest thereon from date at the rate of 8 per cent. per annum, to be computed and paid Semi-annually in advance

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 percent 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, the said A. G. Hart in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Owner of said note according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said A. G. Hart

of Greenville, S. C., in and well and truly paid by the said The Newwood National Bank of Greenville, S. C., as trustee

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 The Newwood National Bank of Greenville,

S. C., as trustee for the protection and security of the owner and holder of said note.

S. C., as trustee for the protection and security of the owner and holder of said note.

All that certain piece, parcel and lot of land situate, lying and being in the County and State aforesaid, and in the City of Greenville, on the West side of Falls Street, and being known and designated as Lot No. 3, upon a plot of the property of the said Jas. M. Richardson and H. B. Bates, and being described as follows:- Beginning at an iron pin on the West side of Falls Street and at corner of lot No. 4; running thence along Falls Street N. 27.30 E. 23 feet and 9 inches to an iron pin at corner of lot No. 2; thence along line of lot No. 2, N. 62.30 W. 82 feet and 5 inches to an iron pin at a 15 foot alley and at corner of lot No. 2; thence along said alley S. 27.30 W. 23 feet and 9 inches to an iron pin at corner of Lot No. 4; thence along line of lot No. 4, S. 62.30 E. 82 feet and 5 inches to the beginning corner, and being the same lot conveyed to me by deed recorded in Volume 55, page 294, R.M.C. Office for Greenville County.

And in case said mortgagor should at any time fail and neglect to have funds in the hands of said Trustee, or its successors, to meet the installments of interest upon said Note, or any part thereof, as the same shall fall due, then said Trustee may at its discretion, and shall upon demand of the person holding said Note, institute foreclosure proceedings upon said mortgage.