

THE STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, I, the said *Geo. A. Russell*

in and by *my* certain *promissory* note in writing, of even date with these presents, *Wm. R. Simmons* well and truly indebted to

in the full and just sum of *Two Hundred*

Dollars, to be paid *One year after date*

with interest thereon from *date* at the rate of *8* 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 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 *Geo. A. Russell*, the said *Geo. A. Russell*

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *Wm. R. Simmons*

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *me*, the said *Geo. A. Russell* in hand, well and truly paid by the said *Wm. R. Simmons*

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 *Wm. R. Simmons*, his heirs and assigns;

All that certain *piece* parcel or lot of land situate, lying and being in the sub-division of Eastover, Greenville Township, County and State aforesaid, fronting 64.3 feet on Maco street according to plat of property of Wm. R. Simmons made by C. M. Furman, Jr. Eng. 1924 and having the following metes and bounds, to-wit:

Beginning at an iron pin at the corner of Ackley and Maco streets and running thence with Ackley street S. 64-30 W. 150 feet to an iron pin; thence N. 30 W. 38.5 feet to an iron pin joint corner of Lots Nos. 10 and 9; thence along line of Lot No. 9, N. 53-45 E. 143.42 feet to an iron pin on Maco street; thence with Maco street S. 36-10 E. 64.3 feet to the beginning corner, being Lot No. 10 of the Simmons property above referred to and being one of the Lots this day conveyed to me by the mortgagee.

This mortgage is given to secure the credit portion of the purchase price.