

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN

I, C. S. James, of the County of State aforesaid

SEND GREETING:

WHEREAS, I, the said C. S. James  
in and by my certain promissory note in writing, of  
even date with these presents, am well and truly indebted to

W. B. Simmons  
in the full and just sum of Ten Thousand (\$10,000.00)  
Dollars, to be paid five years from date at the rate of Two Thousand  
(\$2,000.00) Dollars per year with the right to anticipate and  
pay any additional part or the entire sum at any time

with interest thereon, from date of the rate of 7 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, 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 by legal proceedings of any kind (all of which is secured under this mortgage); and by the said note, reference  
being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I, the said C. S. James  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said  
W. B. Simmons  
according to the terms of the said note, and also in consideration of the further sum of Three Dollars to me, the said  
W. B. Simmons  
in hand well and truly paid by the said

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 W. B. Simmons

All that piece or parcel and lot of land situate in the County and State aforesaid, in  
Ward Three of the City of Greenville, on the South side of West Washington Street,  
described as follows:  
Beginning at a point on the South side of West Washington Street, northwest corner of  
lot formerly owned by Washington Street Hotel Company, now owned by C.S. James, and  
running thence in a southerly direction with the west line of said Company's property  
fifty-five (55) feet; thence in a westerly direction on a line parallel with the South  
side of West Washington Street twenty (20) feet to a point, corner of lot conveyed by  
J. W. Horwood to W. Carroll McDaniel; thence in a northerly direction with the line of  
said lot ninety-five (95) feet to a point in the South side of West Washington Street;  
thence in an easterly direction with the South side of West Washington Street twenty  
(20) feet to the beginning corner.  
This is the same lot of land which was conveyed to W.B. Simmons by Eugenia E. Hills Owens,  
by deed dated Feb. 13, 1920, and recorded in R.I.C. Office, said County and State, in  
Deed Book Vol. 63, page 326, and which was conveyed to the said Eugenia E. Hills Owens  
by J.W. Horwood by deed bearing date Sept. 10, 1913, and recorded in said R.I.C. Office  
in Deed Book Vol. 23, page 113, and the same lot of land which was conveyed to me by  
W.B. Simmons by deed dated May 18, 1923, deed not yet recorded.  
This is a second mortgage and is to secure a balance of purchase money, C.S. James  
having assumed the first mortgage on said property, to-wit:-  
for fifteen thousand (\$15,000.00) Dollars given by W.B. Simmons to Eugenia E. Hills Owens.

State of South Carolina  
County of Greenville  
For value received I hereby assign and transfer the within  
mortgage and the note thereby secured unto Piedmont  
Savings and Trust Company  
Witness my hand and seal, this 21st day of February  
In presence of  
A. C. Hammett  
W. L. Hester  
W. B. Simmons (L.S.)

Assignment Recorded Feb'y 21st, 1925

Transferred and assigned without recourse for value to W. B. Simmons, November 22, 1924.  
Witness  
Lowell Beach  
Piedmont Savings & Trust Company  
by H. J. Winn, Treasurer