

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mamie M. Speights SEND GREETING:

WHEREAS, I, the said Mamie M. Speights

in and by my certain promissory note in writing, of even date with these presents I am well and truly indebted to R. M. Daens

in the full and just sum of Six Thousand (\$6,000.00) Dollars, to be paid \$500.00 one year after date, 500.00 two years

after date, 500.00 three years after date, 500.00 four years after date and the balance of 500.00 from date.

Paid  
R. M. Daens  
3/11/31

with interest thereon from date at the rate of seven 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 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 of amount due

besides all costs and expenses of collection, to be added to the amount due on said note and 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); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor..... in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee..... according to the terms of the said note, and also in consideration of the further sum of Three Dollars to 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 and release unto the said Mortgagee....., and

Heirs and Assigns, forever all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina.

on the east side of Jace Street, in the city of Greenville, having the following courses and distances according to survey made by J. C. Irvine & Co., Engineers, February 2, 1925:

Beginning at a stake on the east side of Jace Street, on the right of way of the C + W. C. Railroad company, which stakes 77 feet from the center of the track of said C + W. C. Railroad, and running thence with Jace Street, N-18-30 E. 54.2 feet to an iron pin, Cooksey's corner; thence with Cooksey's line S. 75-25 E. 148 feet to corner of lot conveyed to J. A. Floyd by W. Austin Hudson; thence with said lot S. 71 E. 80.8 feet to J. A. Floyd's corner; thence with J. A. Floyd's line S. 17-35 W. 49 feet to iron pin on right of way of C + W. C. Railroad, 11 feet from the center of its track; thence N. 81-37 W. with said right of way 34 feet to iron pin, corner of C + W. C. Railroad property; thence with the line of said railroad lot No. 12-35 W. 18.4 feet to iron pin; thence N. 70-17 W. with said railroad lot 10.7 feet to iron pin; thence still with said railroad, lot S. 16-18 W. 29 feet to iron pin on right of way of said C + W. C. Railroad; thence with line of said right of way N. 70-18 W. 70.4 feet to the beginning corner.

This is the same lot conveyed to said Mamie M. Speights by R. M. Daens by deed of even date to be recorded.

It is understood and agreed that the lien of this mortgage is second and junior in rank to the lien of a mortgage executed by J. A. Floyd to the Peoples National Bank of Greenville on April 5, 1930, in the original amount of \$8500.00, on which there is now owing a balance of \$6000.00, which mortgage, with interest from September 1, 1931, the mortgagor herein has assumed and agreed to pay. Said mortgage is recorded in the R. M. C. office for Greenville County in Volume 231, page 156.

*Witness my hand and seal this 11th day of March 1931.*  
*Mamie M. Speights*  
*R. M. Daens*