

STATE OF SOUTH CAROLINA, }

GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

V.D. Ramseur, President and D.W. Lee, Secretary of The Ramseur-Lee

Roofing Company

SEND GREETING:

WHEREAS, We, the said officers of the Ramseur-Lee Roofing Company

in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to AMERICAN BUILDING AND LOAN ASSOCIATION, a corporation incorporated under the laws of the State of South Carolina, in the full

and just sum of Six thousand and no/100 Dollars,

to be paid on or before the date when the 24th Series of the Instalment

Stock of the said AMERICAN BUILDING AND LOAN ASSOCIATION shall reach maturity, with interest thereon from date at the rate of eight per cent. per annum, payable weekly, on or before Saturday night of each and every week, until paid in full; and if

we fail to pay said interest or to comply in all respects with the By-Laws of said association, for the space of thirty days, then said debt shall become immediately due and payable, together with all interest, fines and expenses, and all amounts advanced by the said Association on the within described property, by way of taxes or insurance, the same to be added to the amount due on said note and to be collectible as part thereof, together with an attorney's fee of ten per cent. 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 legal proceedings of any kind (all of which is secured under this mortgage, as provided in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That We the said

duly authorized officers

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said AMERICAN BUILDING AND LOAN ASSOCIATION, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to Us

the said V.D. Ramseur, President and D.W. Lee, Secretary

in hand well and truly paid by the said AMERICAN BUILDING AND LOAN ASSOCIATION, 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 AMERICAN BUILDING

AND LOAN ASSOCIATION All the equity and rights of the Ramseur-Lee Roofing Company in and

pertaining to a lease entered into March 1, 1924 between the Piedmont and Northern Railway Company, party of the first part, and Ramseur-Lee Roofing Company, party of the second part, said lease being assigned to said Association with the rights of pledge or only until default be made, said lease covering all that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, in the County and State aforesaid, and being more particularly described as follows:
Beginning at an iron pin at the Southwestern corner of the intersection of Cox Street and West McBee Avenue and running thence in a westerly direction with Cox Street 125 feet to a stake; thence in a southerly direction, parallel with West McBee Avenue, 40 feet to a stake; thence in an easterly direction parallel with Cox Street, 125 feet to a stake on the north side of West McBee Avenue; thence in a Northeastern direction with West McBee Avenue 40 feet to the beginning corner. This being the same lot of land described in the aforementioned lease and shown on blue print map attached thereto, said lease being of record in the office of R.M.C. for Greenville County. It is agreed that the within mortgage covers the building now situate on the land described and any that may hereafter be erected thereon.