

STATE OF SOUTH CAROLINA, }

GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. O. Groce

SEND GREETING:

WHEREAS, *I*, the said *W. O. Groce*

in and by *my* certain promissory note in writing, of even date with these presents, *am* 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 *Twenty-five hundred (\$2500.00)* Dollars, to be paid on or before the date when the *26th* Series of the *Instatement*

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 *3* Saturday night of each and every week, until paid in full; and if *I*

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 *Oct.* the said *W. O. Groce*

in consideration of the said debt and sum of money aforesaid, and for *3* 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 *me* the said *W. O. Groce*

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 *Oct.* these Presents do grant, bargain, sell and release unto the said AMERICAN BUILDING AND LOAN ASSOCIATION

Situate on Queen Street, in the city and County of Greenville, South Carolina, and described as follows:
Beginning at corner of lot of David *31* ~~King~~ *31* Queen Street and running thence N. 54-30 W. 141.5 feet *31* along the line of said David lot to iron Pin; which *31* Pin is on line of Scott estate; thence N. 36-30 E. 92.3 feet *31* along line of Scott estate to an iron Pin, at *31* corner of lot formerly owned by Robert M. Kinney; thence S. 54-30 E. 141.3 feet along line of Robert M. Kinney lot to corner on Queen Street; thence S. 36-30 W. 92.3 feet along said Queen Street to the beginning corner. Being same lot conveyed to Ella D. Barr by deed dated Dec. 10, 1920, recorded in Vol. 58, Page 333.
also all of that lot of land situate in ward 5 of the City and County of Greenville, South Carolina on the North side of Oscar Street, and known and designated as lot No. 27 as shown by Plat found in Deed Book 37, Page 51, and more particularly described as follows:
Beginning at a new corner on Oscar Street 130 feet from the Southeast corner of lot 24 and runs thence along a new line about 115 feet Perpendicular to Forest Street at a Point on the line of lot 17; thence Parallel with Forest Street 56 feet; thence along the west line of lot 28; now owned by W. O. Groce 110 feet to Oscar Street; thence westwardly along Oscar St. 56 feet to the beginning. Being the same lot conveyed to me by G. W. Taylor by deed dated September 28, 1917 and recorded in Vol. 43, Page 171.

12131