

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, *I*, the said *Dixon F. Pearce*

in and by *my* certain promissory note in writing, of even date with these presents, 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 two hundred fifty and no/100* Dollars, to be paid on or before the date when the *27th* 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 *W* weekly, on or before 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 *Dixon F. Pearce* the said *Dixon F. Pearce*

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 the said *Dixon F. Pearce*

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 that piece or parcel or lot of land lying in Greenville County, South Carolina, Greenville Township, known as a part of lot No. 21 on plat of Eastover, recorded in Plat Book, F, page 42, and having the following notes and bounds; Beginning at an iron pin on the North side of Beechwood Avenue, thence N. 71-55 W. 60 feet to an iron pin corner of lot of S. R. Wiggin; thence with line of said lot N. 20 E. approximately 182 feet to iron pin; thence S. 41-19 E. 65.25 feet to poplar trees; thence S. 18-05 W. 149 feet to the beginning, being the same conveyed to W. S. Clapp by C. M. McGee by deed recorded in Book 78, page 591, excepting that lot conveyed by W. S. Clapp to S. R. Wiggin by deed recorded in Book 90, page 38.

The above described land is the same conveyed to the mortgagor by E. Inman, Master on the 3rd day of January 1928, deed recorded in office of Register of Mesne Conveyances for Greenville County in Book ---, page ---.

PAID AND RECEIVED IN FULL BY AMERICAN BUILDING AND LOAN ASSOCIATION NOV 34 BY M. M. Hewell Secretary

Nov 34 1928 gresham