

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. A. Miles SEND GREETING:

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

Morgan-Austin Company, a Corporation in the full and just sum of Eight Hundred Three and 86/100 (\$803.86)

Dollars, to be paid in consecutive monthly installment of \$12.50 each, first installment due March 1st, 1927, and one installment on the same day of each month thereafter until paid in full

with interest thereon, from date at the rate of 8 per cent. per annum, to be computed and paid 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 percent

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; as in and by the said note, reference being thereunto had, as will more fully appear.)

NOW, KNOW ALL MEN, That I, the said C. A. Miles in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Morgan-Austin Company

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said C. A. Miles

in hand well and truly paid by the said Morgan-Austin Company

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 Morgan-Austin Company, its

successors and assigns forever,

All that piece, parcel or lot of land situated, lying and being in or near the City of Greenville County and State aforesaid, on west side of Railroad Street, and known as lot no. 6 in Reagan & Moseley sub. division, plat recorded in the R.M.C. Office for said County in Plat Book "A" at page 145, and having the following metes and bounds:

Beginning at a stake on Railroad Street corner of lot No. 5, and running thence with said Street S. 13-53 N. 30 feet to corner of lot No. 7; thence N. 30-77 N. 86 feet to stake; thence N. 26-12 E. 19 feet to iron pin; thence N. 41-23 N. 16 feet to stake; thence S. 77-30 E. 91 feet the beginning corner; and

being the same lot of land conveyed to me by deed of Mollie Fortner, dated September 29, 1926, to be recorded.

As additional security the mortgagor herein does hereby assign and transfer unto the mortgagee herein all rents, issues, and profits now accrued and to accrue from the within mortgaged premises during the existence of the loan hereby secured.