

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

S. C. H. Talley

WHEREAS, the said

S. C. H. Talley

SEND GREETING:

in and by my certain promissory notes bearing date the 1st day of September A. D. 1928, stand firmly held and bound unto MORTGAGE GUARANTEE COMPANY OF AMERICA, a corporation created and existing under the laws of the State of Delaware.

in the full and just sum of Ten thousand and no/100 (\$10,000) dollars payable as follows: \$500. Sept. 1, 1930; \$500. Sept. 1, 1931; \$500. Sept. 1, 1932; \$8,500. Sept. 1, 1933 with interest from date at the rate of seven percent (7%) This is expressly agreed that should any of the interest remain unpaid when the same shall have become due and payable, it shall bear interest at the rate of 8% per annum from maturity, as stipulated in said interest notes and upon failure to pay any interest when due said principal sum shall at the option of the holder become due and may be collected forthwith with all accrued interest, time being of the essence of this contract and in case this note or these notes are collected by law through an attorney, or under the advice thereof, all costs of collection including 10% of the principal and interest as attorney fees shall be paid by the maker at the maturity of any or all notes it or they shall bear interest at the rate of eight percent.

as in and by the said promissory notes referred to herein being had thereunto will more fully appear,
NOW KNOW ALL MEN, That the said

S. C. H. Talley

(Borrower)

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said MORTGAGE GUARANTEE COMPANY OF AMERICA, and also in consideration of the further sum of THREE DOLLARS, to the said Company in hand well and truly paid by the said

S. C. H. Talley

(Borrower)

at and before the sealing and delivery 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 MORTGAGE GUARANTEE COMPANY OF AMERICA, its successors and assigns, all that tract or parcel of land

situate, lying and being in the City of Greenville, State of South Carolina, known and designated as lot #34 of the Alta Vista Subdivision on plat of property of the L. B. L. Land Co. recorded in office of R. W. C. for Greenville County in Plat Book Tab page 26, having the following metes and bounds:

Beginning at an iron pin on the East side of Fairview Avenue at the intersection of Fairview Ave and Oliver Street and running thence with said Fairview Avenue N. 42° E. 66.5 ft. to an iron pin; thence S. 85-40° 175 ft. to an iron pin; thence S. 4-15° W. 66.5 ft. to an iron pin; thence N. 85-40° W. 175 ft. along Oliver St. to the beginning corner. This being the same lot of land conveyed to me by A. B. Carson, as trustee.

This Mortgage is to be assigned to Phoenix Natl. Bk + Tr. Co. on 24 Sept 1928. Assignment in Vol. 204 Page 289. An Assignment to this mortgage see P. G. M. Book 256 Page 247.