

The State of South Carolina,
County of

TO WHOM ALL THESE PRESENTS MAY CONCERN:

----- I, Miteno Tokunaga ----- SEND GREETING:
Whereas, I the said Miteno Tokunaga -----

in and by my five certain promissory notes in writing, of even date with these presents, -----
well and truly indebted to Franklin Real Estate & Investment Company -----

in the full and just sum of Fourteen Thousand Five Hundred (\$14,500.00) Dollars -----

to be paid as follows: Note No 1 for One Thousand (\$1,000.00) Dollars on May 10, 1931; Note no 2 for One Thousand (\$1,000.00) Dollars on January 10, 1932; note no 3 for Twelve Hundred Fifty (\$1,250.00) Dollars on July 10, 1932; note no 4 for Twelve Hundred Fifty (\$1,250.00) Dollars on January 10, 1933; and note no 5 for Ten Thousand (\$10,000.00) Dollars on or before January 10, 1934; with the privilege to anticipate in whole or in part on any interest paying date with the interest thereon from -----

at the rate of 7 per centum per annum, to be computed and paid quarterly -----
----- until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; and in case said note after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said Miteno Tokunaga -----

----- in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Franklin Real Estate & Investment Company -----

----- according to the terms of the said note, and also in consideration to the further sum of Three Dollars, to -----
the said Miteno Tokunaga -----

in hand well and truly paid by the said Franklin Real Estate & Investment Company at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by the Presents do grant, bargain, sell and release unto the said -----
10-19

Franklin Real Estate & Investment Company, Inc.

All that piece, parcel or lot of land situate, lying and being in the County and State aforesaid, in Block 5 of the City of Greenville, and having the following metes and bounds, to-wit:

Beginning at a point on the east side of Beach Street, at a stake 200 feet north of the northeast corner of the intersection of Perry Avenue and Beach Street; thence in a northerly direction with line of Beach Street, a distance of 202 feet to a stake; thence in an easterly direction a distance of 402 feet to a stake on the west side of Calhoun Street; thence in a southerly direction with the west side of said Calhoun Street, a distance of 202 feet to a stake; thence in a westerly direction 402 feet to the beginning corner, and being the same lot of land conveyed to the mortgagor by Franklin Real Estate & Investment Company, by deed of even date herewith and yet to be recorded.

This mortgage is given to secure a portion of the purchase price of the above described premises.