

The State of South Carolina,
County of Greenville

TO WHOM ALL THESE PRESENTS MAY CONCERN:

Whereas, *I* the said *A. E. Groom*
in and by *my* certain *promissory* note in writing, of even date with these presents,
well and truly indebted to *R. E. Houston*
in the full and just sum of *Seven hundred and sixty five Dollars*

to be paid *as follows: Seventy five Dollars on August 5, 1933 and seventy five (\$75.00) Dollars on the 5th day of each and every month thereafter until the entire principal sum has been paid in full; with the privilege of paying any portion of all of said principal sum on any monthly payment date*
with interest thereon from *date*

at the rate of *7* per centum per annum, to be computed and paid *semi-annually*

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 *A. E. Groom*
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *R. E. Houston*

according to the terms of the said note, and also in consideration to the further sum of Three Dollars, to the said *A. E. Groom*
in hand well and truly paid by the said *R. E. Houston* 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 *R. E. Houston*:

All that certain *piece, parcel or lot of land*, with the buildings and *improvements thereon*, situate, lying and being in *Greenville Township, State of South Carolina* in *West Greenville*, on the *West side of Pendleton Road*, and having, according to a plat of the property of *R. E. Houston and J. L. Goodenough* prepared by *C. M. Thurman Jr. Engineer*, January 13, 1926, the following metes and bounds, to-wit:

Beginning at a point on the West side of Pendleton Road, which point is 102 feet, more or less, in a northerly direction from the north side of a 10 foot alley, and running thence S. 64-08 W. 143 feet, more or less, to a point which is 19 feet in a northerly direction from said alley; thence N. 25-14 W. 30 feet to a point; thence N. 64-08 E. 138 feet 5 inches to a point on the west side of Pendleton Road, and running thence with the west side of said road S. 33-55 E. 31 feet to the point of beginning. The theater building is situate on this lot of land.

This is the same lot of land conveyed to the mortgagor herein by *R. E. Houston* by deed dated June 10th, 1933, and recorded in the R. M. O. Office for Greenville County in Deeds Volume 156 at page 143.

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

10220
July
Arthur Bammell 331

RECORDED AND INDEXED IN THE OFFICE OF THE CLERK OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON AUGUST 15, 1933. #121
#115