

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Whereas, *J. Ben Watkins* the said *J. Ben Watkins*

in and by *my* certain

these presents, *am* well and truly indebted to *Miss Jennie V. Coulbertson*

in the full and just sum of *Two Thousand Two Hundred Fifty + 00/100 (\$2250.00)* Dollars to be paid *as follows: Seventy-Five + 00/100 (\$75.00) Dollars on the 1st day of February 1932, and Seven Hundred Fifty + 00/100 (\$750.00) Dollars on the 1st day of February, 1933 and Seven Hundred Fifty + 00/100 (\$750.00) Dollars on the 1st day of February of each year, thereafter until the full amount of Two Thousand Two Hundred Fifty + 00/100 (\$2250.00) Dollars shall have been paid in full with interest thereon from the 1st day of July 1931*

at the rate of *5* per cent. per annum, to be computed and paid *semi-annually on the 1st day of January and July of each year* 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 a reasonable attorney's fee* besides all cost and expenses of collection, to be added to the amount due on the said note and 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, will more fully appear.

NOW KNOW ALL MEN, That *I*, the said *J. Ben Watkins* for and

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *Miss Jennie V. Coulbertson*

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to *me* the said *J. Ben Watkins*

in hand well and truly paid by the said *Miss Jennie V. Coulbertson*

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

Miss Jennie V. Coulbertson, all that certain piece, parcel, or lot of land lying, being and situated in the City of Greenville, County and State aforesaid, bounded and described as follows: Beginning at an iron pin ninety (90) feet from corner of Robinson Street and West Earle Street, running south one hundred ninety-eight and five-tenths (198.5) feet to an iron pin; thence West eighty-seven and nine tenths (87.9) feet to an iron pin; thence north one hundred ninety-six (196) feet to an iron pin on West Earle Street; thence ninety (90) feet with West Earle Street to beginning corner.

It is agreed by and between the parties hereto that this mortgage be second in priority to a mortgage to H. P. Mc Gee covering the land herein described, and it is further agreed by and between the parties hereto that should the mortgage to H. P. Mc Gee be transferred and assigned to Mechanics Building and Loan Association, or should said mortgage be cancelled of record, and a new mortgage in lieu thereof be given to said Mechanics Building and Loan Association over the land herein described, then, and in either event, the mortgage herein shall be second in priority to such mortgage.

Dec 14 34
J. N. Brewster
#12477
3:30
for satisfaction of note in writing, of even date with
Vol 72
page 444