

The State of South Carolina,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. M. Baine

SEND GREETING:

WHEREAS, *I*, the said *R. M. Baine*

in and by *my* certain *promissory* note in writing, of even date with these presents, *am* well and truly indebted to

in the full and just sum of *Four Hundred Twentyfive & no/100*

Dollars, to be paid *\$25.00 monthly beginning Nov. 1st 1936 and \$25.00 monthly thereafter until balance is paid*

with interest thereon from *October 2, 1936* at the rate of *six* per cent. per annum, to be computed and paid *at maturity*

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; and in case said note after 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 interest 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 attorney's 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 *R. M. Baine*

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *me* the said *R. M. Baine* of *South Carolina* in hand well and truly paid by the said *Sophie B. Mearns*

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 *Sophie B. Mearns*,

All that lot of land in Greenville County State of South Carolina, near the corporate limits of the City of Greenville, on the south side of Prentiss Avenue, known as Lot #5 of Book 2 of the O. P. Mello property, according to plat recorded in the R. M. C. Office for Greenville County in Plat Book "C" at page 176, and having the following metes and bounds:

N. Beginning on the south side of Prentiss Avenue 126.5 feet from the corner of Mission Street (formerly Church Street); thence along the south side of Prentiss Avenue N. 45-27 E. 63 feet to an iron pin. thence S. 44-33 E. 180 feet to an iron pin; thence S. 45-27 N. 63 feet to an iron pin; thence N. 44-33 N. 180 feet to the beginning corner. This being the same lot of land conveyed to N. N. Griffin by Lauretta C. Fossett, by deed dated September 8, 1934, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "172" at Page 346, and later conveyed by N. N. Griffin to Ruth P. Baine and recorded in the R. M. C. Office for Greenville County in Volume 187 at Page 347.

This mortgage is junior to a mortgage dated October 20, 1936, in favor of South Carolina Maccombs Bank, of Charleston, S. C., agents for Mrs. J. H. Parkell, in the amount of \$3,000.

RECORDED AND INDEXED
OCT 23 1936
R. M. C. OFFICE
FOR GREENVILLE COUNTY, S. C.
#336