

MORTGAGE OF REAL ESTATE

3698 PROVENOR-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Guy B. Foster, of the city of Greenville,
County of Greenville, State of South Carolina SEND GREETING:
WHEREAS, Guy B. Foster, the said Guy B. Foster

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

in the full and just sum of Ten Thousand & no/100 (\$10,000.00) Dollars
to be paid: three (3) years after date

with interest thereon from date at the rate of seven
per cent. 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, 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 10% of the amount due

besides all costs and expenses of collection,
to be added to the amount due on 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); and by the said
note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the
payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the further sum of three Dollars the said
Mortgagor, in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and

his Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land, situate, lying and being in
Greenville Township, Greenville County, State aforesaid,

in the 4th Ward of the City of Greenville at the southwest
corner of East Mc Bee Avenue and Mc Daniel Avenue
and having the following meters and bounds accord-
ing to a survey made by W. B. Adams & Co., June 19,
1911.

Beginning at a stake at the southwest corner
of East Mc Bee Avenue and Mc Daniel Avenue, and
running thence with the Western side of Mc Daniel
Avenue, S. 1 1/4 N. 253 feet to a stake on the right of-
way of the C. & S. Railway Company; thence Westward
along said right-of-way 25 feet from, and parallel
with the center of the tract, 410 feet to a stake on
the old Cleveland line; thence with the old Cleveland
line, N. 33 3/4 E. 339 feet to a stake on East Mc Bee
Avenue; thence with the Southern side of East
Mc Bee Avenue, S. 72 E. 200 feet to the beginning;
being the same property conveyed to Guy B. Foster
by W. Douglas Gray and E. S. Eastby, partners
under the name of Southern States Lumber Company,
by deed dated Apr. 30, 1937, and recorded in the P.
M. C. Office for Greenville County in Book of Deeds
at Page

It is understood and agreed that this mortgage
is a first lien upon the premises hereinabove
described.

And I do hereby agree to pay all taxes and
other public assessments against this property upon
due dates and to exhibit the tax receipts to the
mortgagee immediately upon payment, until the
amount due under this mortgage has been paid in
full, and should I fail to pay said taxes or assess-
ments, the mortgagee may, at his option, pay the
same and charge the amounts so paid to the
mortgage debt and collect the same under this
mortgage with interest.

For Release of Strip see Deed Book 202 Page 97 deed to City of Greenville, S.C.

Not Heretofore Recorded is This
and is a duplicate of this
dated 1940
May Hardy
James F. Davenport
James F. Davenport
as trustee