

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Scurry & Nixon Inc.

SEND GREETINGS:

Whereas, the said Scurry & Nixon Inc.
in and by its certain promissory note in writing, of even date with these presents, are
well and truly indebted to The Peoples National Bank of Greenville, S. C., as Trustee for the Shriners'
Hospital for Crippled Children

in the full and just sum of Thirty-Thousand

(\$30,000.00) Dollars, to be paid as follows: \$750.00 six months after
date and \$750.00 every succeeding six months thereafter until ten years after date with
the remaining amount of principal to be due and payable; with the privilege of anticipating
any amount of principal on any interest date,

with interest thereon from date until paid at the rate of 4 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 attorney's fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that the said Scurry & Nixon Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment
thereof to the said The Peoples National Bank of Greenville, S. C., as Trustee for Shriners'
Hospital for Crippled Children

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to
the said Scurry & Nixon Inc.

in hand well and truly paid by the said The Peoples National Bank of Greenville, S. C., as Trustee for
Shriners' Hospital for Crippled Children

at and before 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
The Peoples National Bank of Greenville, S. C., as Trustee for the Shriners' Hospital
for Crippled Children.

All that certain piece, parcel and lot of land in Greenville County, State of South
Carolina in the City of Greenville on the West side of South Main Street and having the
following metes and bounds, to-wit:

BEGINNING at a point on line of South Main Street 30 feet from the Southeast corner
of Lot No. 2 on plat of Markley Realty Co. which plat is recorded in R. M. C. Office for
Greenville County in Plat Book "C" at page 143; thence N. 69-30 W. 110 feet to a point on
an alley; thence with line of said alley, S. 20-30 W. 36 feet to an iron pin on line of Lot No.
6; thence with line of Lot No. 6, S. 69-30 E. 110 feet to a point on line of South Main Street;
thence with line of said Street, N. 20-30 E. 36 feet to the beginning corner, and being the
same lot of land conveyed to the mortgagor herein by F. R. Nixon and D. L. Scurry by deed
dated February 4, 1935 and recorded in Deed Book, Vol. 156 at page 225.

Together with one-half interest in the South wall of a building known as Garrison's
Ice Cream Building on the Southern side of said lot, now or formerly occupied by Southeastern
Farm Implement Co. Also, all that certain piece, parcel or lot of land situate, lying and
being in State of South Carolina, County of Greenville, and in the City of Greenville described
by metes and bounds, as follows: to-wit:

BEGINNING at a point on the West side of said Street, between Broad Street and Reedy
River, which beginning point is the northeast corner of the brick building (partially destroyed
by fire and now standing on the lot); thence parallel with the North Wall of said building
N. 69-30 W. 130.83 feet, more or less, to an iron pin in line with rear wall of said building
the corner of an alley and a court thence with said court and the western face of said building
S. 20-30 W. 53 feet to an iron pin, corner of an alley and the court; thence parallel with the
South wall of said building, S. 69-30 E. 130.83 feet, more or less, to a point at the Southeast
corner of the building which is as the bend in Main Street; thence with Main Street, N. 20-30
E. 53 feet to the beginning corner, known as Lot No. 6 on plat of Markley Realty Co. Together
with the perpetual right to the use of the open court west of the lot and to the railway track
and side track to the South by means of an alley and to the alley extending from the rear of
the lot on the North to another alley leading to Main Street. Also the rights under an
agreement between J. H. Rush and Courier Printing Company as to the party wall between this
lot and the Jones Bates lot, with all easement and privileges connected therewith.
Being the same lot of land conveyed to the mortgagor herein by W. C. Coker, as Special Master;
Wm. Elliott and Robt. Gage, as Receivers of the Peoples State Bank of South Carolina by deed
dated March 9, 1936.

This Mortgage Assigned to J. R. Nixon
on 30th day of August 1943 Assignment recorded
in Vol. 294 of R. E. Mortgages on Page 89

For Assignment to this Mortgage see this Book (294) at page 62