

State of South Carolina,

COUNTY OF GREENVILLE

APR 20 4 21 PM 1948

To all Whom These Presents May Concern:

Better Home Builders, Inc.

SEND GREETING:

Whereas, the said Better Home Builders, Inc.

in and by its certain Promissory, note in writing, of even date with these presents, is well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, at Greenville, S. C.

in the full and just sum of Forty-five Hundred and No/100- - - - - (\$4500.00) DOLLARS, to be paid July 19, 1948

, with interest thereon from date at the rate of five (5%) 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 ten (10%) per cent. of the amount due thereon, 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); as in 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, to 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 its Successors, 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, on the Western side of West Fairview Avenue, near the City of Greenville, being shown as Lot No. 22 on Plat of Druid Hills, recorded in Plat Book "P" at Page 113, and described as follows:

BEGINNING at a stake on the Western side of West Fairview Avenue, at corner of Lot No. 23, and running thence with the line of said Lot, S. 48-11 W. 208 feet to a stake; thence N. 71-54 W. 136 feet to a stake at corner of Lot No. 4; thence with the line of Lots Nos. 4, 5 and 21, N. 62-27 E. 293.6 feet to a stake on West Fairview Avenue; thence with the Western side of West Fairview Avenue, S. 32-28 E. 50 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by O. Y. Brownlee, Sr., be deed to be recorded herewith.

The Execution of this Mortgage is duly authorized by the Board of Directors of Better Home Builders, Inc.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its Successors, Heirs and Assigns forever, And it do hereby bind itself and its Successors, Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its Successors, Heirs and Assigns, from and against itself and its Successors, Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.