

State of South Carolina,

JUL 24 9 06 AM 1948

COUNTY OF GREENVILLE.

To all Whom These Presents May Concern:

OLLIE FARNSWORTH R.M.C.

I, James Lee Dixie - - - - - SEND GREETING:

Whereas, I - - - - - the said James Lee Dixie - - - - -

in and by my - - - - - certain Promissory note in writing, of even date with these presents, am well and truly indebted to J.L. Ginn - - - - -

in the full and just sum of One Thousand Ninety-six and 27/100 (\$1096.27) Dollars, to be paid on or before ten years after date - - - - -

with interest thereon from maturity at the rate of six per cent. per annum, to be computed and paid 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, 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 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, on the North side of Boatner Street,

now known as Fortner Street, and being known and designated as Lot #34 in a subdivision known as New Hope, plat of which is recorded in Plat Book A at Page 307, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the North side of Fortner Street, joint corner of Lots 33 and 34, which point is 170 ft. in an Easterly direction from the Northeast corner of the intersection of Jones Street and Fortner Street and running thence along joint line of said lots in a Northeasterly direction 150 ft. to an iron pin in line of lot 27; thence along rear line of lot 27 in a Southeasterly direction 60 feet to an iron pin, rear corner of lots 34 and 35; thence with joint line of said lots, in a Southwesterly direction 150 feet to an iron pin on the North side of Fortner Street, joint front corner of said lots 34 and 35; thence with Fortner Street in a Northwesterly direction 60 ft. to the beginning corner. Being the same premises conveyed to the mortgagor by J.L. Ginn by deed to be recorded.

This mortgage is junior in lien to a mortgage held by the Fidelity Federal Savings and Loan Association covering the above described premises in the sum of \$2250.00.

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 his

Heirs and Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and his Heirs and Assigns, from and against

and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Satisfied + Cancelled this 3rd day of November, 1951. Witness J. L. Ginn 5 Davis Nov. 5 9:47