

State of South Carolina,

AUG 26 11 52 AM 1948

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

To all Whom These Presents May Concern:

Local Home Builders, Inc.

SEND GREETING:

Whereas, the said Local Home Builders, Inc.

in and by its certain Promissory note in writing, of even date with these presents,  
is well and truly indebted to Carl W. Garrison d/b/a/ Blue Ridge  
Lumber Company

in the full and just sum of Six Thousand and No/100 (\$6000.00) Dollars

, to be paid on or before six months after date

, with interest thereon from date

at the rate of Five (5%) per cent. 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, 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, in the City of Greenville (formerly School District 8GD), and being known and designated as the greater portion of lot # 27 as shown on a Map of Park Hill prepared by Dalton & Neves, Engineers, May 1940, recorded in the Office of R.M.C. for Greenville County in Plat Book "J" at Pages 208 and 209 and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the Northeast side of Aberdeen Drive, joint front corner of lots # 26 and 27, and running thence with joint line of said lots, N. 33-21 E. 171 feet to an iron pin; thence S. 51-07 E. 10 feet to an iron pin; thence S. 74-57 E. 7.4 feet to an iron pin; thence S. 61-17 E. 32.7 feet to an iron pin at the joint rear corner of lots # 27 and 28; thence with joint line of said lots, S. 28-45 W. 170 feet to an iron pin on the Northeast side of Aberdeen Drive; thence with the Northeast side of Aberdeen Drive, N. 61-45 W. 64 feet to the beginning corner. Being the same premises conveyed to the mortgagor by J. H. Riggins and Laurie W. Riggins by deed to be recorded herewith.

*3* Ollie Farnsworth  
1141 d. 2481  
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Roy L. Henderson assistant  
Keels M. Mit

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 it does hereby bind itself, its successors ~~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 itself and its successors ~~Heirs, Executors and Administrators~~ and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

State of South Carolina  
County of Greenville  
For value received the within mortgage and the note which it secures,  
is hereby assigned, with recourse, to The Peoples National Bank, Greenville, S.C.  
this 30th day of Dec. 1948.  
Witness:  
Mrs W.H. Rainey  
Blue Ridge Lumber Co.  
By Carl Garrison.