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State of South Carolina,

COUNTY OF GREENVILLE

To all Whom These Presents May Concern:

Greenville Home Builders, Inc.

RECORDED
GREENVILLE CO. S. C.
JAN 10 6 15 AM 1949

SEND GREETING:

Whereas, the said Greenville Home Builders, Inc.

in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to H. C. Smith and C. S. Fox

in the full and just sum of One Thousand and No/100 (\$1000.00) Dollars

, to be paid Six months after date

, with interest thereon from date

at the rate of Five 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 their 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 Northern side of Beverly Avenue, in the City of Greenville, being shown as lots # 10, 11, and 12 of Block "B" on Plat of Grove Park made by W. J. Riddle, April 1939, recorded in Plat Book "J" at Pages 68 and 69 and described as follows:

Beginning at a stake on the Northern side of Beverly Avenue, 72.5 feet West from a private alley at corner of lot # 13, and running thence with line of said lot, N. 31-20 E. 177.2 feet to a stake at corner of lot # 17; thence with line of lots # 17, 18 and 19, in a Westerly direction 75 feet to a stake at corner of lot # 9; thence with line of said lot, S. 35-05 W. 166 feet to a stake on Beverly Avenue; thence with the Northern side of Beverly Avenue, S. 59-15 E. 75 feet to the beginning corner. Being the same property conveyed to the mortgagor by Mary H. Miller by deed recorded herewith.

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

their 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 their Heirs and Assigns, from and against it and its successors

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

Paid in full This 27 day of Jan. 1949.
Witnesses
Jean Gray
Rose + L. Waldrop
H. C. Smith
C. S. Fox

3 Feb 49
Ellie Farnsworth
11:57 a. 2495-