

SOUTH CAROLINA.

VOL 435 PAGE 05

County of Greenville

These Presents May Concern:

FILED
GREENVILLE CO. S. C.

Paul P. Efratton and James A. Ballas are
Trustee under
The Peoples National Bank of Greenville, S. C., as Trustee under
Shriners Hospital for Crippled Children in the full and just
Twenty Thousand (\$20,000.00) ----- (20,000.00) Dollars,
OLLIE FARNSWORTH

with interest from _____ date _____ at the rate of Five (5) per centum per annum
and if unpaid when due to
bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per
cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceed-
ings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Paul P. Efratton and James A. Ballas,
in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also
in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the
sealing and delivery 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 under an agreement with Shriner's
Hospital for Crippled Children, all that piece, parcel or lot of land in the State
and County aforesaid, in the City of Greenville, and facing on both Buncombe
and College Streets and having, according to a plat of Piedmont Engineering Service,
dated 20 August, 1949, and to be recorded, the following metes and bounds, to-wit:

BEGINNING at a point on Buncombe Street at joint corner of property of the mortgagors
and the Peoples National Bank, said point being 185.3 feet from the West side of
Brooks Avenue and running thence along the joint line of said Bank N. 37-17 E. 160.63
feet to the South side of College Street; thence along the South side of College
Street N. 67-15 W. 30 feet to an iron pin, joint corner of the property now or
formerly of Charles Bostick; thence along line of Bostick S. 46-34 W. 137.9 feet
to a point on the North side of Buncombe Street; thence with the North side of
Buncombe Street S. 34-16 E. 54 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deeds recorded in the R. M. C.
Office for Greenville County in Volume 321 at page 57 and Volume 362 at page 165
less a small triangular strip conveyed by deed recorded in Volume 362 page 185.

The above referenced plat is recorded in the RMC Office for Greenville
County in Plat Book "V" at page 199.

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 The Peoples National
Bank of Greenville, S. C., as Trustee under an agreement with Shriner's
Hospital for Crippled Children, its successors Heirs and Assigns forever.

And we do hereby bind ourselves our Heirs, Executors and Administrators to warrant
and forever defend all and singular the said premises unto the said mortgagee, its successors Heirs
and Assigns, from and against us our Heirs, Executors, Administrators and Assigns, and every person
whomsoever lawfully claiming, or to claim the same or any part thereof.

Handwritten notes and signatures at the bottom of the page, including names like 'E. E. Ballas' and 'James A. Ballas'.