

State of South Carolina }
GREENVILLE
County of ~~Greenville~~

FILED
GREENVILLE CO. S. C.

To All Whom These Presents May Concern: SEP 1 4 31 PM 1948

OLLIE FARRSWORTH
R.M.C. SEND GREETINGS:

Whereas, I the said T. N. Davidson in and by MY certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of Four Thousand - - - - - Dollars, (\$ 4000.00) payable at the offices of said Association at Easley, South Carolina, with interest at the rate of Six per centum (6%) per annum, to be repaid in installments of Forty - - - - - (\$ 40.00) Dollars, due and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid, said monthly installment to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to principal; 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 thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, 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 I , the said T. N. Davidson , in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me , the said T. N. Davidson , in hand and truly paid by the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina: its successors or assigns:

All that certain piece, parcel or lot of land situate, lying and being on the North side of Perry Avenue in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 3, as shown on plat of property of "McBee Estates" prepared by Dalton & Neves, Engineers, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Perry Avenue, the joint corner of Lots Nos. 2 and 3, which pin is 60 feet West from a 50 foot street, and running thence with the joint line of said lots N 19-0 E 175 feet to an iron pin, the rear joint corner of said lots; thence N 71-0 W 60 feet to an iron pin, the rear joint corner of lots Nos. 3 and 4; thence with the joint line of said lots S 19-0 W 175 feet to an iron pin in the North side of Perry Avenue; thence with the North side of said Avenue, S 71-0 E 60 feet to the beginning corner, being the same property conveyed to me by H. D. Roe by his deed dated November 18, 1948, recorded in the R.M.C. office for Greenville County in Book 366, at Page 32.

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 Premises before mentioned unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns forever. And I (we) do hereby bind myself (ourselves), my (our) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, from and against myself (ourselves), my (our) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.

*June 7th 1960
Paid and principal in full
Home Building & Loan Assoc.
By Sam L. Capell
Sec. & Treas.
W.D. Hester*

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1795*