

STATE OF SOUTH CAROLINA,

JAN 17 10 17 AM 1951

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

WHEREAS We, Fred H. Messer and Frances G. Messer, of Greenville County, are well and truly indebted to Fred McDowell

in the full and just sum of Thirteen Hundred and No/100 - - - - - (\$1300.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Eighteen and No/100 - (\$18.00) Dollars each, beginning on the 15th day of February, 1951 and continuing on the 15th day of each and every successive calendar month thereafter for a period of two (2) years, at which time the entire principal debt is to become due and payable. The payments, hereinabove set out, are to be applied first to interest and then to the principal balance remaining due from month to month

with interest from date at the rate of six per centum per annum until paid; interest to be computed and paid monthly 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 proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Fred H. Messer and Frances G. Messer 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 Fred McDowell, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 23 of a subdivision known as "Edgemont" as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book D, at page 35, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Piedmont Avenue at the corner of Lot No. 21, and running thence along the west side of said Piedmont Avenue, S. 9-30 E. 60 feet to an iron pin at the corner of Lot No. 25; thence along the line of that lot, S. 80-30 W. 150 feet, more or less, to an iron pin in line of the right-of-way of the P. & N. Railway; thence along the line of said railway, N. 9-30 W. 60 feet to an iron pin at the rear corner of Lot No. 21; thence along the line of said Lot No. 21, N. 80-30 E. 150 feet, more or less, to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to us by Fred McDowell by deed of even date herewith, not yet recorded.

This is a second and junior mortgage, being junior to the lien of the First Federal Savings and Loan Association.

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 Fred McDowell, his 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, his 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.