

APR 15 4 31 PM 1952

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

To All Whom These Presents May Concern: I, Laurens I. James
SEND GREETING:

Whereas, I, the said Laurens I. James
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to Bank of Greer, a Corporation,
in the full and just sum of Three Thousand (\$3,000.00) Dollars
to be paid six months from the date hereof

with interest thereon from maturity
at the rate of 5 per centum per annum, to be computed and paid in advance
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,
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; and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said Laurens I. James
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Bank of Greer
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said Laurens I. James
in hand well and truly paid by the said Bank of Greer
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, sell and release unto the said Bank of Greer,
a Corporation, its successors and assigns:

All that certain parcel or lot of land situated on the East side
of North Avenue in the City of Greer, Chick Springs Township,
Greenville County, State of South Carolina, and having the following
courses and distances, to wit: Beginning at an iron pin on the East
side of North Avenue, corner of Lot now or formerly belonging to the
Estate of Thomas L. Smith, and running thence along the line of that
lot, S. 73-3/4 E. 50 feet to an iron pin; thence S. 73-3/4 E. 40 feet
to iron pin; thence S. 16 1/2 W. 52 feet to iron pin in line of F.L.
Crow's lot; thence along the line of said lot, N. 73-3/4 W. 90 feet
to iron pin on East side of North Avenue; thence along said avenue,
N. 16 1/2 E. 52 feet to the beginning corner.

This is the same lot conveyed to Laurens I. James by deed of
Dr. F.G. James, recorded in Deed Book 184, page 50, R.M.C. Office
for Greenville County.

Witness:
Harry Daniel
6 June 52
Ollie Idneworth
12:35 P. 12857

Bank of Greer
Greer, S.C.
J. S. McAlmon, V. Pres.