

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, Eugene R. James, of Greenville County, am well and truly indebted to Talmer Cordell

sum of Twelve Hundred and No/100 - - - - - in the full and just (\$1200.00) Dollars.

in and by my certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Eighteen and 78/100 - (\$18.78) Dollars each, beginning on the first day of July, 1952 and continuing on the first day of each and every succeeding month thereafter for a period of six years, at which time the entire principal debt shall be paid in full, said payments 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 four (4%) 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 I 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 I, the said Eugene R. James

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 me 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

Talmer Cordell, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Carolina Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 16, Block I, Section 5 on Plat of East Highlands Estates, made by Dalton & Neves, Engineers, February 1941, recorded in the R. M. C. office for Greenville County, S. C. in Plat Book "K", pages 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Carolina Avenue, at joint front corner of Lots 16 and 17, Block I, and running thence along the line of Lot 17, S. 82-39 W. 174.2 feet to an iron pin on the East side of a five foot strip of land reserved for utilities; thence along the East side of strip of land reserved for utilities, N. 7-23 W. 70 feet to an iron pin; thence with the line of Lot No. 15, N. 82-39 E. 170 feet to an iron pin on the West side of Carolina Avenue; thence with the West side of Carolina Avenue, S. 10-51 E. 70.1 feet to the beginning corner; being the same lot of land conveyed to me by Joseph E. Blackstone, Jr. by deed dated April 15th, 1952, not yet recorded.

This is a second and junior mortgage, being junior to the lien of C. Douglas Wilson and Company.

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

Talmer Cordell, his Heirs and Assigns forever.

And I do hereby bind myself, my 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 me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

See Recording Book R. E. M. Book 542 Page 453

This assignment is in U. S. M. Book 542 Page 453

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