

BOOK 543 PAGE 242

THE STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, James F. Julian

SEND GREETING:

Whereas, I, the said James F. Julian

in and by my certain promissory note in writing, of even date with these

Presents, am well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of One Thousand Four Hundred Eighty Two & 02/100 Dollars

, to be paid One year after date

, with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid annually, 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 James F. Julian

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

Farmers Bank of Simpsonville according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said James F. Julian

, in hand well and truly paid by the said Farmers Bank of Simpsonville

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

Farmers Bank of Simpsonville:- All that certain piece, parcel or lot of land lying and being in Austin Township, near the Town of Simpsonville, County and State aforesaid, being known and designated as lot # 16 on a plat of property of J. R. and G. R. Richardson, as recorded in plat book "Q", page 159, R. M. C. Office for Greenville County, and being the same lot conveyed to James F. Julian by Jeff R. Richardson by deed dated April 29, 1950, recorded in Deed Book 408, page 452, R. M. C. Office for Greenville County. The said lot begins at joint corners of lots 16 and 17 on the aforementioned plat on the north side of a street unnamed on the plat but locally known as Perry Street and running thence along the joint line of lot # 16 and 17 N. 19-45 W. 285 ft. to corner; thence N. 13-30 E. 47.2 ft. to corner; thence N. 70-30 E. 58.5 ft. to corner on lot # 15; thence along the joint line of lot 15 and 16 S. 19-45 E. 291.2 ft. to corner on the north side of Perry Street; thence along Perry Street S. 70-15 W. 90 ft. to the beginning corner, This mortgage is being given as a junior mortgage to a mortgage given the Farmers Bank of Simpsonville in the original sum of \$2,000.00, dated July 5, 1952 and recorded in the R. M. C. Office for Greenville County in Vol. 535, page 19.